



REFURBISHED PART 4TH FLOOR TO LET

## Comprehensively Refurbished Offices with Terraces in the Heart of Camden - To Let

### Bedford House

125-133 Camden High Street, NW1 7JR

Office

# TO LET

**3,000 to 6,000 sq ft**

(278.71 to 557.42 sq m)

- 2 Private Terraces (1st Floor)
- New LED lighting
- Comfort Cooling
- Wooden Floors
- Exceptional natural light
- New decorated reception
- 2 x Passenger Lifts
- Refurbished WCs
- Parking spaces available (separate licence)

# Bedford House, 125-133 Camden High Street, London, NW1 7JR

## Summary

<b>Available Size</b>	3,000 to 6,000 sq ft
<b>Rent</b>	£45 per sq ft
<b>Rates Payable</b>	£9.33 per sq ft
<b>Service Charge</b>	£8 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

The landlord has carried out a comprehensive refurbishment of the 1st Floor and 4th Floor West Wing which provides modern office accommodation

## Location

Bedford House is situated on the west side of Camden High Street close to the junction of Arlington Road. The building is located in the principal retail pitch and is within close proximity to Camden Town Underground Station (Northern line).

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th - West	3,000	278.71	Available
1st	3,000	278.71	Available
<b>Total</b>	<b>6,000</b>	<b>557.42</b>	

## Specification

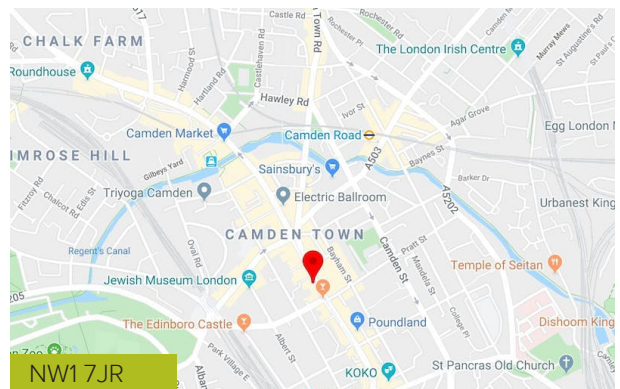
- 2 Private Terraces (1st Floor)
- New LED lighting
- Comfort cooling
- Wooden floor
- Plastered ceilings
- Commissionaire
- Refurbished WC's
- Exceptional natural light
- 2 x Lifts
- Perimeter trunking
- Capped off services
- Large cycle storage area
- Newly decorated entrance/reception
- Parking spaces available by a separate license agreement

## Viewings

Through sole agents

## Terms

New lease direct from the landlord on terms by arrangement



## Viewing & Further Information



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