



CAMDEN BRIGHT SELF CONTAINED OFFICE 1,100 QSQ FT TO LET

7-9 Ferdinand Street
NW1 8ES

Office

TO LET

1,100 sq ft
(102.19 sq m)

- SELF CONTAINED UNIT
- FANTASTIC NATURAL LIGHT
- VERY FUNCTIONAL FLOORS
- CLOSE TO UNDERGROUND & OVERGROUND STATIONS
- DOUBLE GLAZING
- CENTRAL HEATING

7-9 Ferdinand Street, London, NW1 8ES

Description

The building is located just 30 metres from Chalk Farm Road opposite The Stables Market. the offices are on the 2nd floor which has an internal staircase leading to a further open plan area/meeting room The offices are particularly efficient arranged as a large open plan room with 5 windows at the front an office/meeting room & a break out area and then a further working office or larger meeting room on the top floor. The offices are self contained and have great natural light as the building is not directly overlooked at the front or rear. The floors have recently been refurbished. A further unit of 800 sq ft is available on the 1st floor providing up to 1,900 sq ft. The owner will also sell the Freehold with income from the Ground floor.

Location

Ferdinand Street is located in the heart of Chalk Farm which is undergoing a major regeneration with the development of Camden Goods Yard, Verdica, a 400 unit Student development+ Commercial, the Development surrounding Chalk Farm Station & the Redevelopment of the temporary Morrisons Store into retail with offices above. The Stables Market adds to the vibrant mix of cafes, restaurants, pubs & bars while the Round House adds a cultural fix. Ferdinand is a main route between Camden & South End Green/Hampstead Heath and is just 4-5 minutes walk from Chalk Farm Station and 5-6 from Kentish Town West Overground which provides great access East & West to Shoreditch, Dalston, Stratford and Richmond

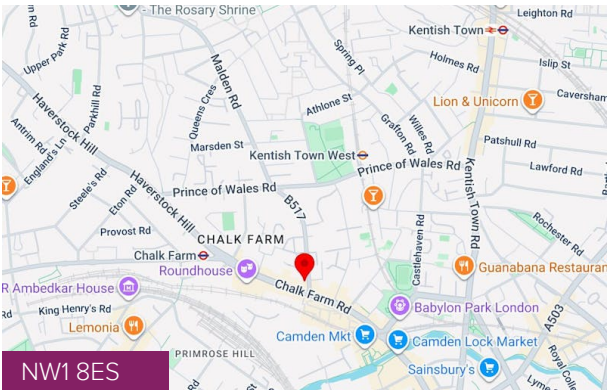
Accommodation

Comprises the following approximate areas:

Name	sq ft	sq m	Availability
2nd	800	74.32	Available
3rd	300	27.87	Available
Total	1,100	102.19	

Viewings

By appointment through Sole Agents Bruce Commercial 0207 267 6772 or 07850 444 697



Summary

Available Size	1,100 sq ft
Rent	£40,000 per annum
Rates Payable	£15.40 per sq ft Based on 2023 assessment.
Service Charge	£4 per sq ft
VAT	Applicable
Legal Fees	The ingoing tenant is to be responsible for the landlords legal costs of up to £3,500 plus VAT if they withdraw.
Estate Charge	N/A
EPC Rating	C

Viewing & Further Information

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Bruce.
Commercial Estate Agents



