



33 Oval Road

London, NW1 7EA

Grade A Ground Floor Offices Overlooking Regents Canal

**Ideal For Creative/ Production
Companies, Medical & Professional
Services**

To Let

16,500 sq ft
(1,532.90 sq m)

- Grade A Ground Floor Offices
- Self-Contained Ground Floor
- Atrium Skylights Over Central Breakout
- Fitted With A Range Of Meeting Rooms
- Impressive Reception Space
- Demises Restrooms
- Event Space / Large Board Room
- Production Suites Fitted
- 3.63m Ceiling Height
- Air-conditioning

Summary

Available Size	16,500 sq ft
Rent	£412,500 per annum
Rates Payable	£319,410 per annum
Service Charge	£52,658.78 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Location

The Premises are situated on the North West side of Oval Road, immediately opposite the junction of Jamestown Road leading into the vibrant Camden High Street with its array of multiple and local retailers, bars, pubs & restaurants. Regents Park is within walking distance as well as Primrose Hill with its shops and well known restaurants. Transport facilities are excellent with Camden Town & Chalk Farm Underground Stations (Northern Line) both within easy walking distance. Both stations serve Kings Cross St Pancras Underground, National & International stations including Eurostar provides direct access into Europe. Numerous bus routes also serve the local area.

Description

The Lockhouse presents a rare opportunity to occupy a self-contained office arranged on the ground floor. The premises are configured with a range of offices, meeting rooms, boardrooms and event spaces that fit seamlessly around the bright and airy central breakout area. This area is key to the offices' work culture capabilities and where the team come together for meetings. The premises benefit from excellent natural light from the atrium skylights as well as excellent views overlooking the Regents Canal.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	16,500	1,532.90	Available
Total	16,500	1,532.90	

Furniture

The existing furniture is available subject to negotiation.

Rent

£412,500 pax plus Vat

Lease

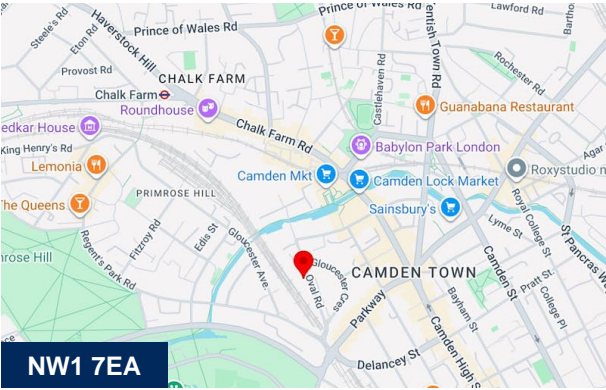
A new proportional Full Repairing and Insuring Sub Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through joint sole agents



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

Harrison Eagles (LDG)
0207 290 0599 | 07940 930 930
harrison@ldg.co.uk

Daniel Castle (LDG)
0207 290 0590 | 07502 224 861

