



CENTRAL CAMDEN; ARCHES AND YARDS

Unique terrace of arches with two large yards in central Camden.

Unit 30-38 Prowse Place

Camden, Camden, NW1 9PH

Office, Industrial, Retail

TO LET

5,952 to 13,401 sq ft

(552.96 to 1,244.99 sq m)

Unit 30-38 Prowse Place, Camden, Camden, NW1 9PH

Summary

Available Size	5,952 to 13,401 sq ft
Rent	£35 per sq ft
Rates Payable	£9 per sq ft
Rateable Value	£184,000
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

The property offers a unique opportunity to acquire a terrace of arches in Camden. The space comprises of approximately 7,199 sq ft of space on the ground floor with an additional 6,161 sq ft of first floor space. The unit also benefits from two large yards to the front and rear of the property, c. 10,247 sq ft.

The property itself is in good condition. It contains four open, partly-lined, interlinking arches, as well as two internal, brick-lined vaults. The arches benefit from vast amounts of natural sunlight due to the glass-faced frontages at both the front and rear of the units. The arches are equipped with W/C and shower facilities, a kitchen and spot lighting throughout.

Location

The property is located on Prowse Place, approximately 100 metres from Camden Road Overground Station. Camden Town Underground station is also just a 5 minute walk from the property which offers Northern Line connections into Central London and further afield. Alternatively, Kings Cross Station is within close proximity providing access to Europe and the West End.

The immediate locality is recognised as an area for business, social and leisure with many leading media, arts, entertainment and commercial firms occupying space in Camden.

Accommodation

The accommodation comprises totals 13,401 sq ft but can also be split into suites of c 6-6,500 sq ft with private yard.

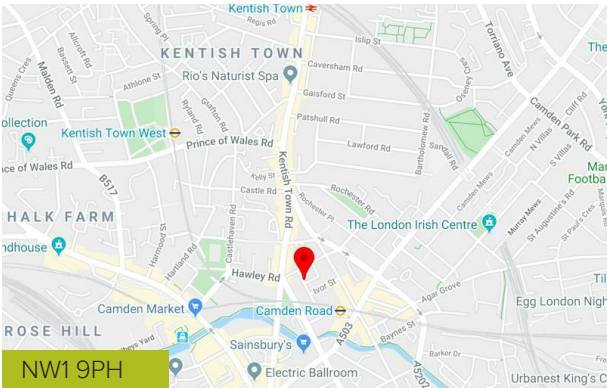
Name	sq ft	sq m	Availability
Building - Units 30-38	13,401	1,244.99	Available
Total	13,401	1,244.99	

Viewings

By appointment via the sole agent, Hanover Green.

Terms

The units are available on a new lease directly from the landlord on terms to be agreed.



Viewing & Further Information



Harry Pruden
020 3130 6416 | 07721 128 796
hpruden@hanovergreen.co.uk



Guy Milne
020 3130 6413 | 07775 897919
gmilne@hanovergreen.co.uk



George Brewster
020 3130 6412 | 07745 606874
gbrewster@hanovergreen.co.uk

