

35 INVERNESS STREET

CAMDEN, NW1 7HB

FOREST
REAL ESTATE

TO LET

1,079 TO 3,989 SQ FT

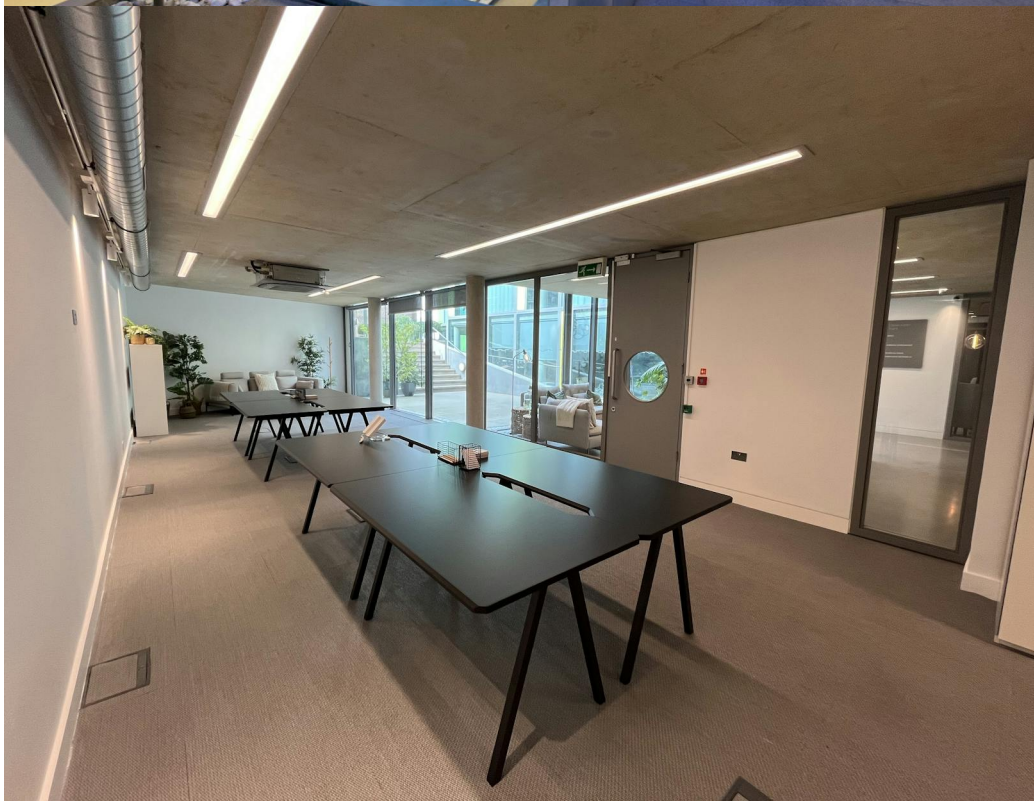
Choice of two contemporary offices set within a charming courtyard, perfectly situated in the vibrant heart of Camden

Key Features

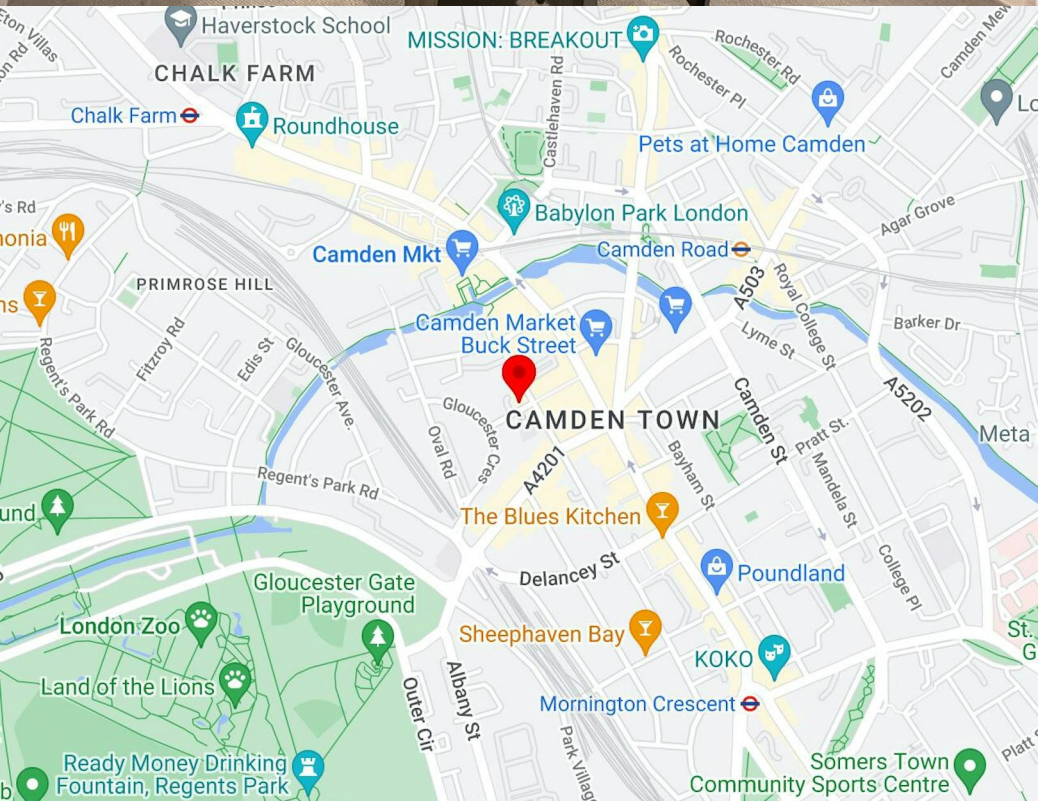
- Gated courtyard
- Underfloor trunking
- LED linear lighting
- Very close to Camden Town Station (Northern Line)
- Bolon flooring
- Reception with striking feature concrete floor
- Air conditioning
- Secure bike storage
- Communal WC's

Clearview Yard, 35 Inverness Street
Camden, NW1 7HB









Description

The property offers the option to lease the Ground Floor in part or in its entirety from 1079 ft2 to 3989 ft2.

The open plan space offers an air-conditioned work environment benefitting from a large private meeting room.

Raised access flooring allows for all the cabling requirements that modern technology demands.

With the ever increasing focus on sustainability and ESG values, Inverness Yard offers an occupier a contemporary working environment but not at the cost of environmental factors. For example the roof was designed to be a green roof consisting of many plants, with the environment at its heart.

Location

Located in the midst of Camden, the property is a short walk from Inverness Street Market & Camden Town Underground Station (Northern Line).

The immediate surrounding areas down to St Pancreas & Kings Cross is fast becoming a thriving hub for emerging life sciences companies and innovative start-ups looking to make a name for themselves.

To the West of Clearwater Yard you will find the lovely green spaces of Regents Park and also Primrose Hill, which provide a tranquil escape for employees during their lunch breaks and for the more energetic it is perfect for a lunchtime run.

Clearwater Yard

A calming, creative environment in the midst of vibrant Camden.

This RIBA award-winning building, by architects Alford Hall Monaghan Morris









Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service Charge	Total year	Availability
Ground - LHS	2,910	£130,950 per annum	£58,368 /annum	£26,190 /annum	£215,508	Let
Ground - RHS	1,079	£48,555 per annum	£19,336 /annum	£9,711 /annum	£77,602	Let
Total	**3,989**				**£293,110**	

Lease	New Lease
Rent	£48,555 - £179,505 per annum
Rates	£20 per sq ft
Service Charge	£9 per sq ft
VAT	Applicable
EPC	C (90)

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