

# 6 GREENLAND PLACE CAMDEN **NW1 0AP**

1,138 - 2,839 SQ FT

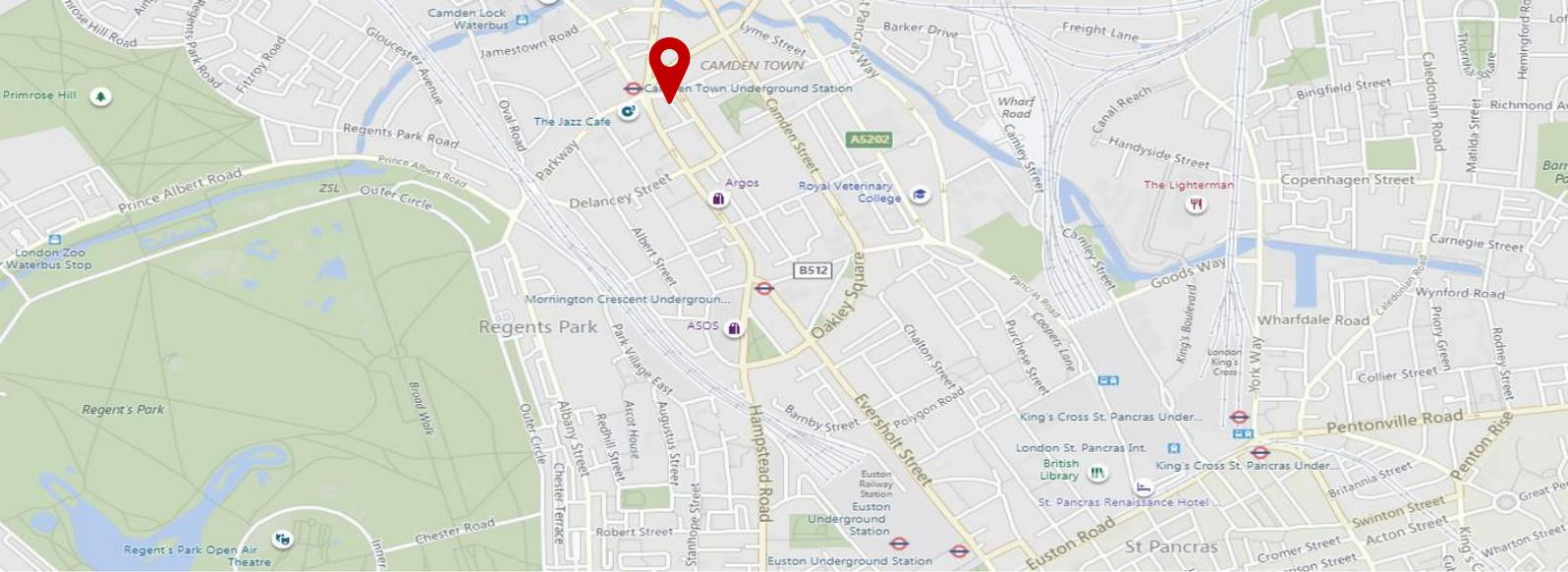
EDWARD CHARLES  
& PARTNERS **W 1**  
CHARTERED SURVEYORS



## REFURBISHED, CREATIVE & CONTEMPORARY OFFICES TO LET

6 Greenland Place is a striking office building. The second and third floors are to be refurbished to a creative and contemporary specification. The floors benefit from an efficient open plan floorplate and have fantastic natural levels of light. The third-floor further benefits from a private terrace and panoramic views.

To be refurbished	Carpeted floor covering	Air-conditioning & central heating	LG7 Lighting	Underfloor trunking	Good floor to ceiling heights
Good natural light	Terrace (3 <sup>rd</sup> floor)	Panoramic views (3 <sup>rd</sup> floor)	X1 8 Person passenger lift	Shower in building	WCs per floor



## LOCATION

Fantastic location off Camden High Street, in a secluded mews setting.

There is an abundance of local amenities with the Camden Wharf/Market located nearby and an eclectic mix of both high street and boutique food & beverage offerings.

## TRANSPORT

Camden Town - Northern Line (1 min walk)

Camden Road - Overground Lines (3 min walk)

Kings Cross - National & International connections & Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly & Victoria Underground Lines (15 min via 214 Bus)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
3rd	1,138				Available
2nd	1,701				Available
<b>Total</b>	<b>2,839 sq ft</b>	<b>£49.50</b>	<b>C.£14.45</b>	<b>£5.50</b>	—

**TENURE** Leasehold  
**LEASE** Available by way of a new lease direct from the Landlord for a term by arrangement.

**EPC** TBC  
**VIDEO LINK**  
<https://my.matterport.com/show/?m=SWWhy8VxfY6i>

## VIEWING

Strictly by appointment through landlord's sole agents:

**Edward Charles & Partners**  
 020 7009 2300

Ian Bradshaw  
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Jonathan Roth  
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