

TO LET - STUDIO / OFFICES

240 Camden High Street, Camden, London, NW1 8QS



First & Second Floors Available Separately or Together

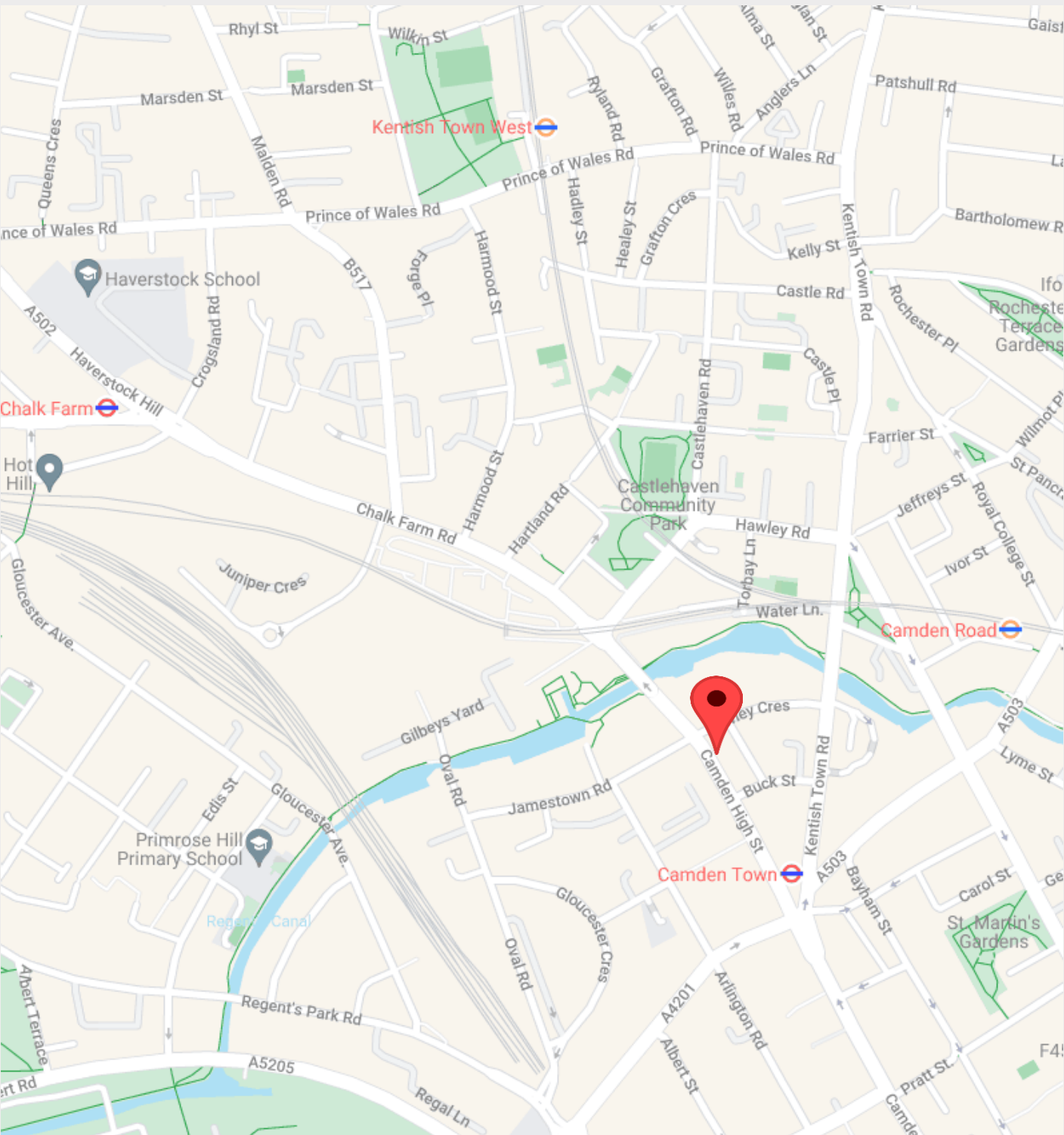
From 398 sq ft to 930 sq ft - Class E Use

Opportunity for Branding on the Façade



LOCATION

The Property is located on Camden High Street, a 2 minute walk from Camden Market and in the heart of Camden's bustling tourist scene. Camden Market attracts millions of tourists every year and the High Street is arguably one of the busiest in UK. The area is very well served by local amenities with numerous pubs, restaurants and supermarkets within walking distance. Camden Town (Northern Line) is less than a 5 minute walk away, Camden Road Station (Overground) is also less than a 10 minute away and there are numerous bus routes running along the High Street.



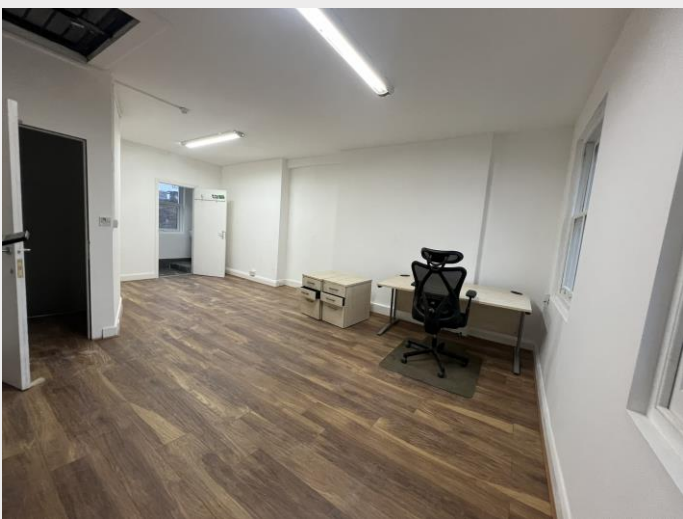
DESCRIPTION

The property comprises the first & second floors of 240 Camden High Street, totalling 930 sq ft. The space is accessed via a staircase inside retail shop and the access hours are 10am – 8pm, 7 days a week and all year round, with the exception of Christmas day. The first floor benefits from a private roof terrace and the floors can be let as a whole, or separately. The property is ideally suited to Tattoo/Piercing Studios, Beauty Salons, Retail or Office Use and there is also the opportunity to advertise on the façade of the building, in line with the other properties on the High Street

SIZES

Floor	SQ FT	SQ M
First	538	50
Second	398	37
Total	936	87

The floors can be let separately or together as a whole. Floorplans are available on request.



TERMS

USE

The property benefits from Class ‘E’

LEASE

A new flexible Lease or License is available at nil premium direct from the landlord.

RENT

£40,000 per annum for the whole, inclusive of business rates & service charge. For a breakdown on rent for individual floors, please enquire.

RATES

The business rates payable are included in the annual rent.

UTILITIES:

Utilities are charged separately to the rent

SERVICE CHARGE

N/A

VAT

Not Applicable

EPC

Available upon request – rated C

POSSESSION

Subject to Vacant Possession.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with Ascent RE as sole agents.

For further information please contact:

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