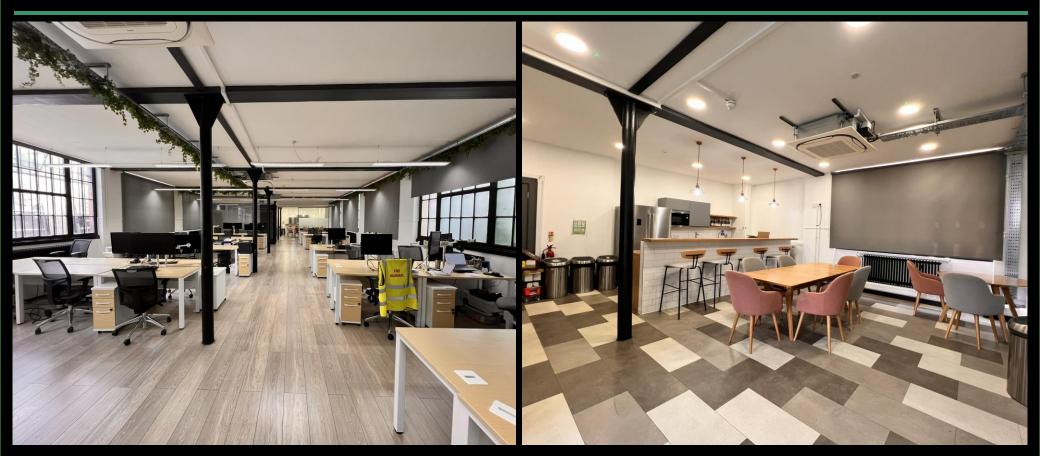
CAMDEN TOWN

5-6 Underhill Street, Camden, London, NWI 7HS



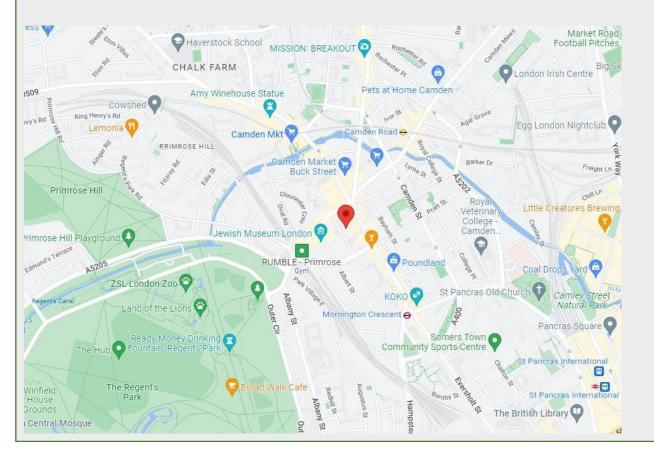
MEDIA STYLE OFFICE SUITE MOMENTS FROM CAMDEN HIGH STREET AVAILABLE FULLY FITTED & FURNISHED 2,588 SQ FT

AVAILABLE ON A NEW LEASE



LOCATION

The office building is located immediately to the rear of Camden High Street on the north side of Underhill Street, close to it's junction with Arlington Road. Camden Town Station (Northern Line) is located 0.1 miles away & Camden Road Station (Overground) is located 0.4 miles away, numerous bus routes also serve Camden High Street connecting the property to central and north London. The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores. Camden Market is also 0.2 miles away.









DESCRIPTION

The office is located within a recently refurbished former piano factory. The building benefits from a spacious well lit entrance lobby, a lift and W/C's on all floors. The office benefits from being open plan providing functional contemporary space, separate meeting rooms, comfort cooling air conditioning and heating and is available fully fitted and furnished.

OFFICE AMENITIES

- Comfort Cooling AC
- I GB Fibre broadband
- Spot & strip lighting
- Large Kitchenette
- Part Carpeted/Part Wood Flooring
- 24 Hour Access

- Perimeter Trunking
- Wall Mounted
- Radiators
- Lobby/reception
- 2 Meeting Rooms
- Video Entry System
- Breakout Space

Floor	Floor Size (sq ft)	Floor Size (sq m)
Ground	1,212	112.6







OUTGOINGS

Floor/Office	Size (sq ft)	Rent (per annum)	Business Rates Payable* (per annum)	Service Charge (per annum)	Total Outgoings (per annum)
Ground	2,588	£90,580 (£35 per sq ft)	£41,148 (£15.90 per sq ft)	Approx £13,200 (£5.10 per sq ft)	£144,928

*all parties are advised to make their own enquiries with the Valuation Office Agency.

LEASE:

A new Fully Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed.

RENT:

£35 per sq ft, exclusive of all other outgoings.

USE:

The property benefits from Class 'E' use and be suited to several different occupiers including office, medical and leisure.

EPC:

Available upon request

VAT:

The building is registered for VAT which is payable on the rent and service charge.

POSSESION:

The properties are ready for occupation immediately upon completion of legal formalities.



For further info please contact:-

 David Raymond
 Dan Hau

 david@ascentre.co.uk
 daniel@as

 0207 101 3385
 0207 101

 07808 238 184
 07834 3

Dan Harris daniel@ascentre.co.uk 0207 101 3385 07834 357 260



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