

CAMDEN TOWN

5-6 Underhill Street, Camden, London, NW1 7HS



MEDIA STYLE OFFICE SUITE MOMENTS FROM CAMDEN HIGH STREET

AVAILABLE FULLY FITTED & FURNISHED

2,588 SQ FT

AVAILABLE ON A NEW LEASE



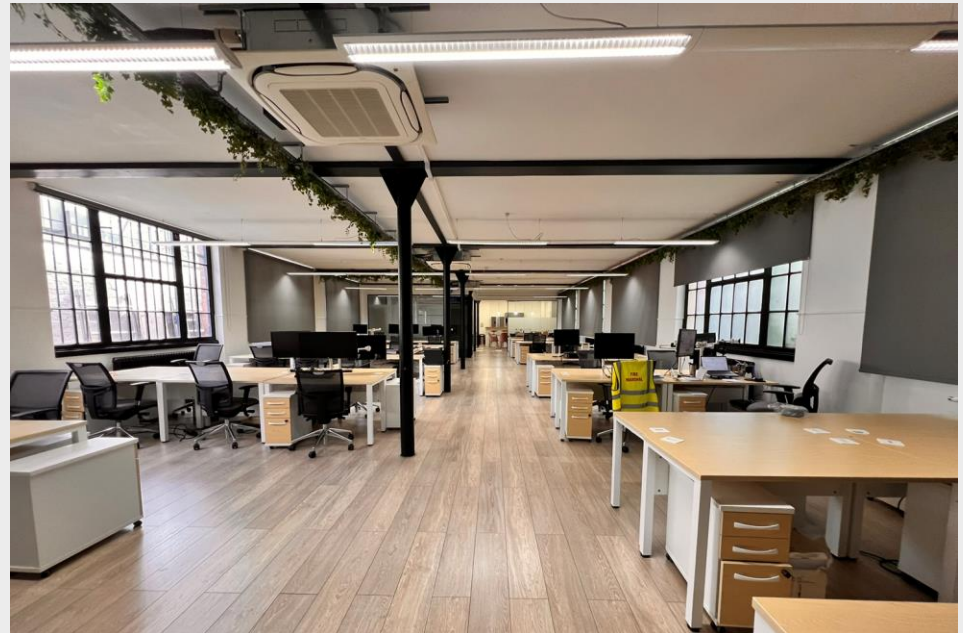
DESCRIPTION

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
- 1 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.

POSSESSION:

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



For further info please contact:-

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