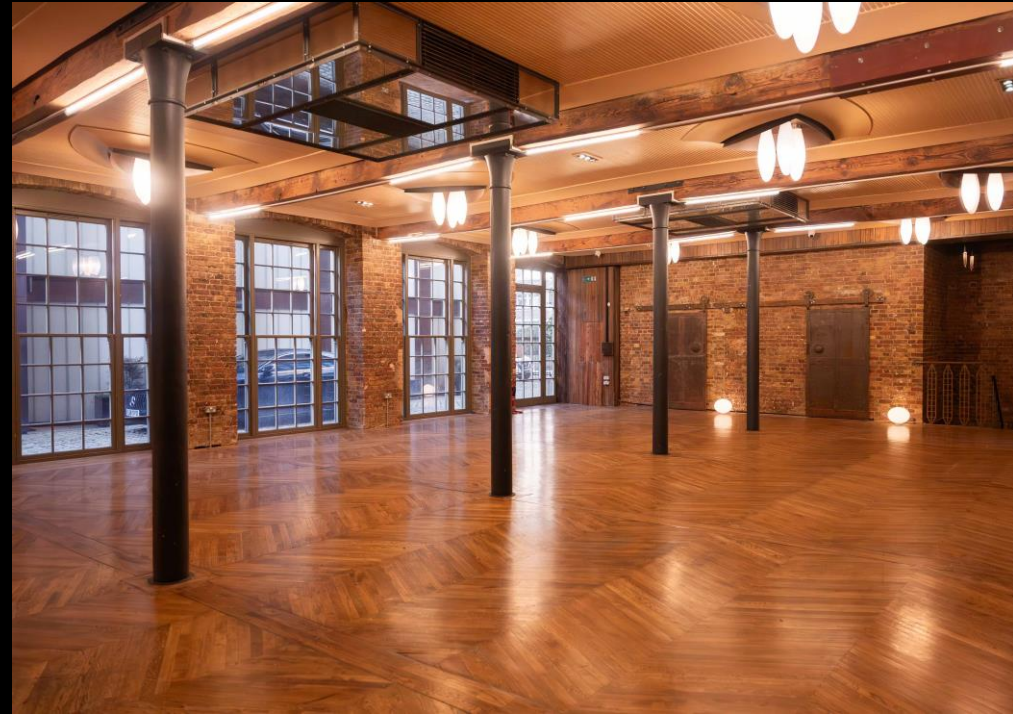


CAMDEN TOWN

Chappel Lofts, Belmont Street, Camden Town, NW1 8HH



LOFT STYLE OFFICES CLOSE TO CHALK FARM STATION

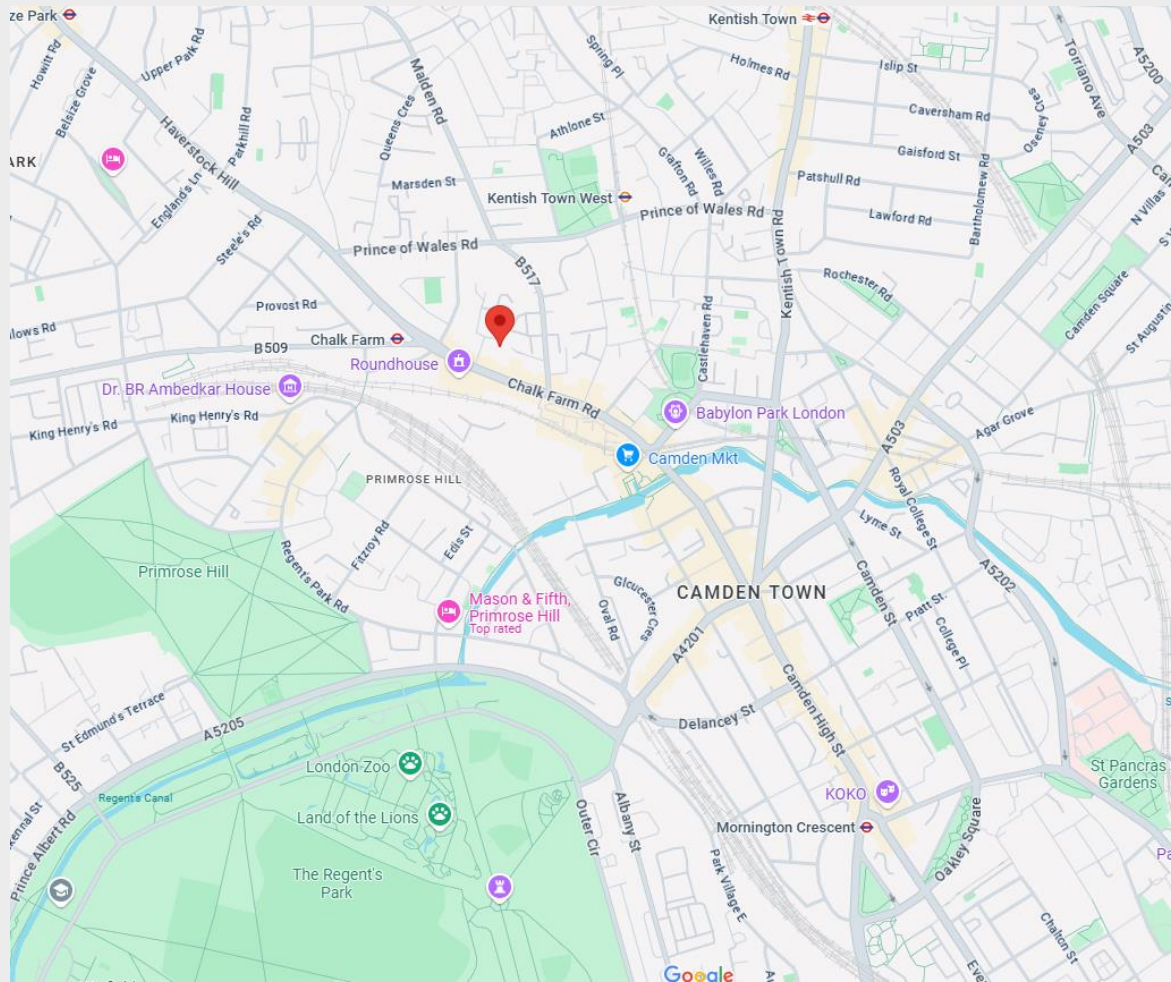
**FLEXIBLE TERMS AVAILABLE
FROM 3,601 SQ FT TO 7,863 SQ FT**

AVAILABLE TO LET ON A NEW LEASE



LOCATION

The office building is located on Belmont Street, just off Chalk Farm Road. Chalk Farm Station (Northern Line) is located 0.2 miles away & Camden Road Station (Overground) is located 0.7 miles away, numerous bus routes also serve Chalk Farm Road connecting the property to central and north London. The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores. The famous Camden Market is also 0.2 miles away.



DESCRIPTION

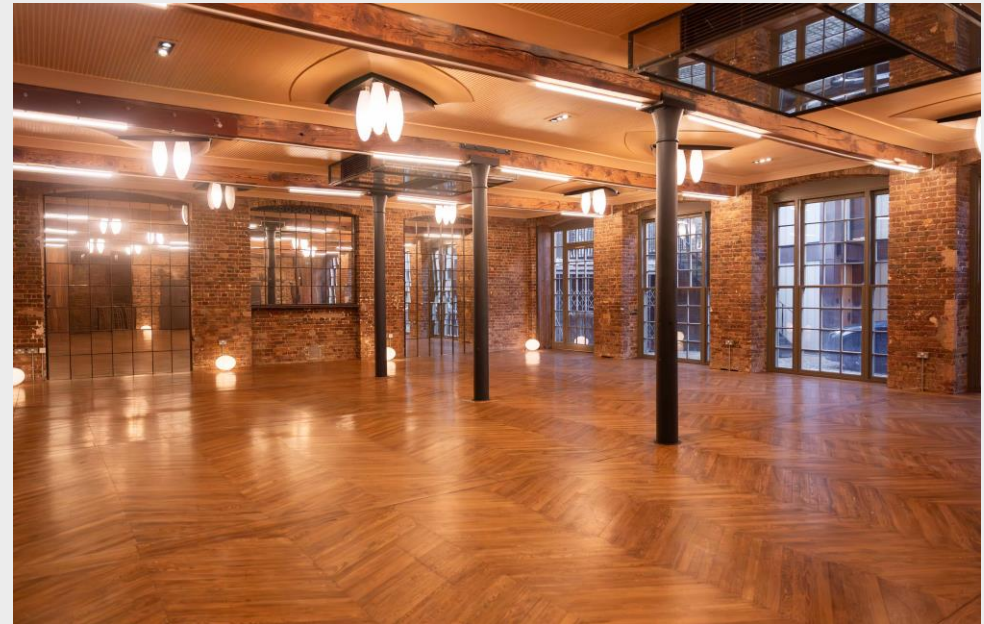
The available offices are located within a recently refurbished former piano factory. The offices have been fitted out to an exceptionally high standard reflecting the buildings heritage and both offices are split over ground and lower ground floor. They can be let separately or together. The offices are open plan providing functional loft style space, separate meeting rooms, private terrace, comfort cooling air conditioning and heating . The building benefits from a spacious well lit entrance lobby, kitchenette and W/C's.

AMENITIES

- Gated development with 24-hour concierge
- Spot & strip lighting
- Raised maple floor
- Terraces
- Meeting rooms
- Separate kitchenette and W/C's
- 24-hour access



[Click for a video walkthrough](#)

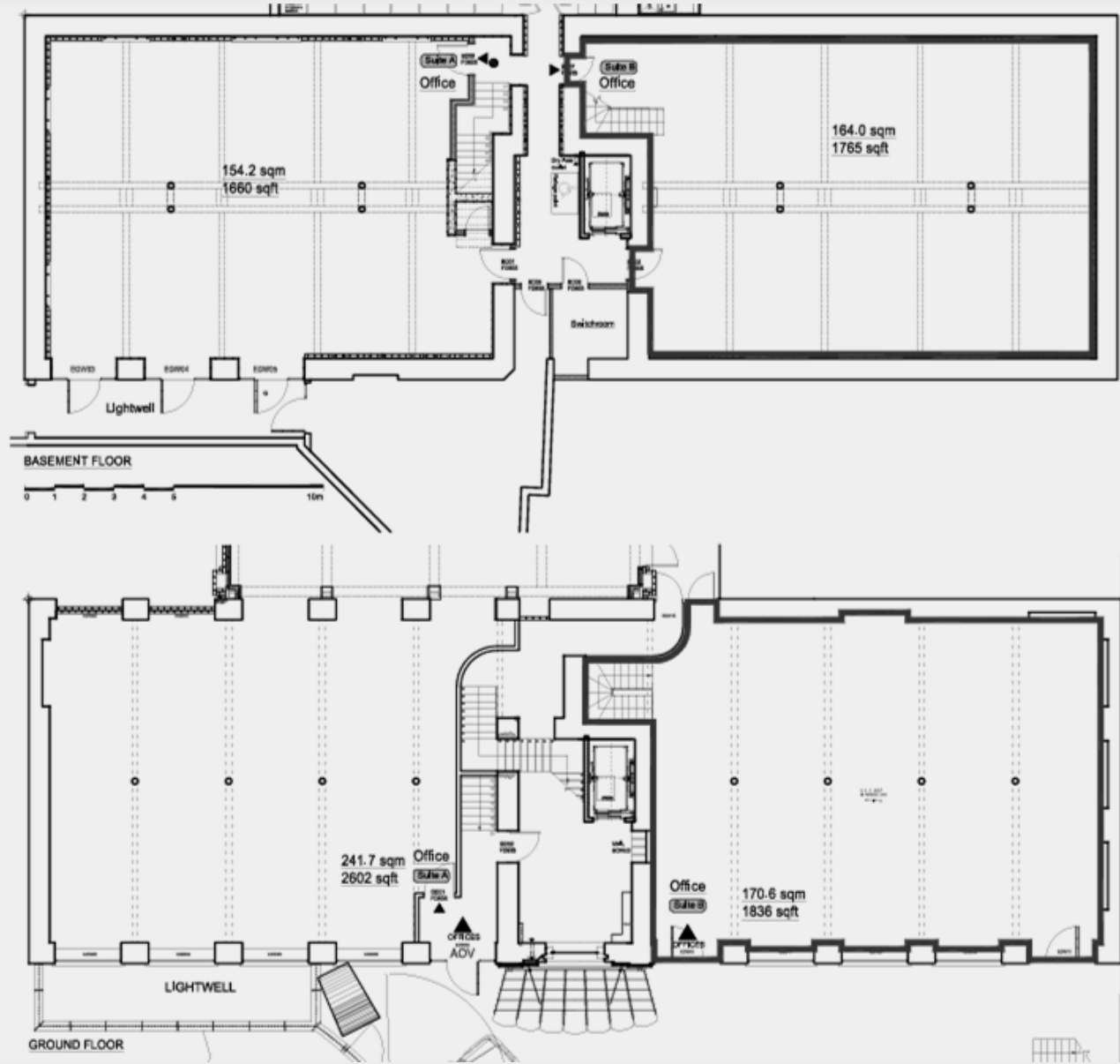


SIZES

	Ground Floor	Lower Ground Floor	Total
Unit A	2,602 sq ft	1,660 sq ft	4,262 sq ft
Unit B	1,836 sq ft	1,765 sqft	3,601 sq ft
Total			7,863 sq ft

UNIT A

UNIT B



OUTGOINGS

Office	Size (sq ft)	Rent (per annum)	Business Rates Payable* (per annum)	Service Charge (per annum)	Total Outgoings (per annum)
Unit A	4,262	£45 per sq ft (£195,000 per annum)	£18.32 per sq ft (£78,078 per annum)	£6.33 per sq ft (£21,000 per annum)	£294,078
Unit B	3,601	£40 per sq ft (£145,000 per annum)	£20 per sq ft (£72,072 per annum)	£5 per sq ft (£18,000 per annum)	£235,072
Total	7,763	£340,000	£150,150	£39,000	£529,150

**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.

Flexible Terms will also be considered.

EPC:

Available upon request

VAT:

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

For further info or to arrange a viewing
please contact:-

David Raymond david@ascentre.co.uk 0207 101 3385 07808 238 184	Dan Harris daniel@ascentre.co.uk 0207 101 3385 07834 357 260
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