

SELF CONTAINED UNIT TO LET

49 Camden Road, London NW1 9LS - Immediately Adjacent to Camden Road Station

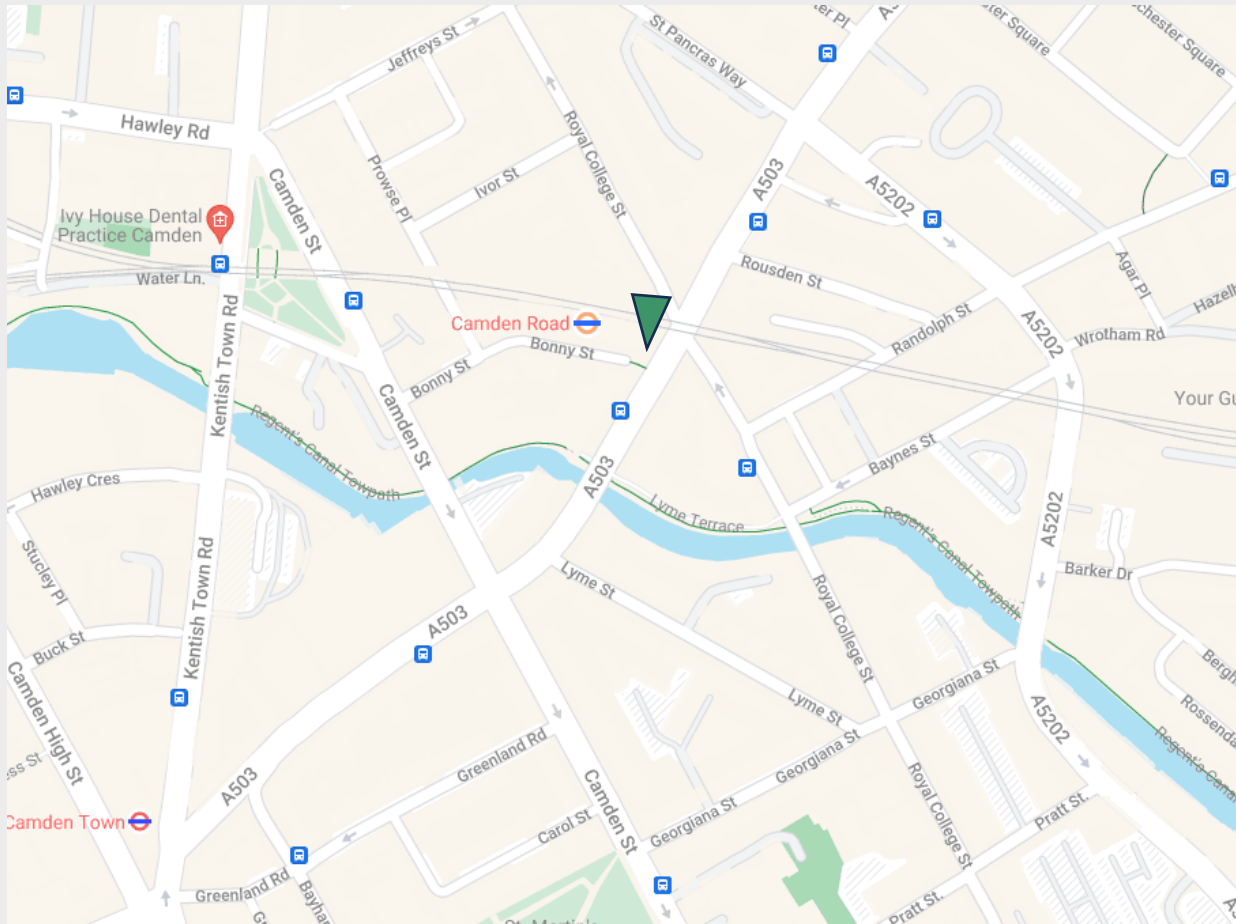


Prominent Entrance Adjacent to Camden Road Station
Suitable for a Variety of Uses, including Leisure & Office
1,506 sq.ft. (140 sq.m.)
Available on a flexible or long-term lease

ASCENT
REAL ESTATE

LOCATION

The office is located on Camden Road and benefits from excellent transport links across London. The building is immediately next to Camden Road Station and is a five minutes' walk to Camden Town Underground Station. The area is also served with numerous bus routes. The office has a number of excellent coffee shops in the immediate vicinity. Kentish Town, Camden Town high street and Camden Market are all a short walk away providing a large variety of shopping and dining opportunities.



DESCRIPTION

The available accommodation comprises open plan space, currently arranged as an office entirely over ground floor, with 2 breakout areas, 2 meeting rooms, kitchenette and disabled W/C. The property would also suit a variety of Leisure uses. The space benefits from its own prominent entrance on Camden Road and is available with all furniture included. The space is available on an inclusive and flexible or long term basis and would suit a variety of different occupiers.

SIZE

	Size (sq. ft)	Size (sq.m)
Ground Floor	1173	109
Mezzanine	322	30
Total	1,495	139

AMENITIES

- Self contained entrance
- Fully fitted
- Large kitchenette
- Fibre broadband
- 24 Hour access
- Breakout space
- 2 meeting rooms
- All inclusive rent



TERMS

LEASE:

A new long term or flexible lease available

RENT:

£96,000 per annum inclusive of business rates, service charge, utilities and broadband.

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:

TBA

POSSESSION:

The property is ready for occupation immediately upon completion of legal formalities.

Contact

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