

CAMDEN TOWN

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



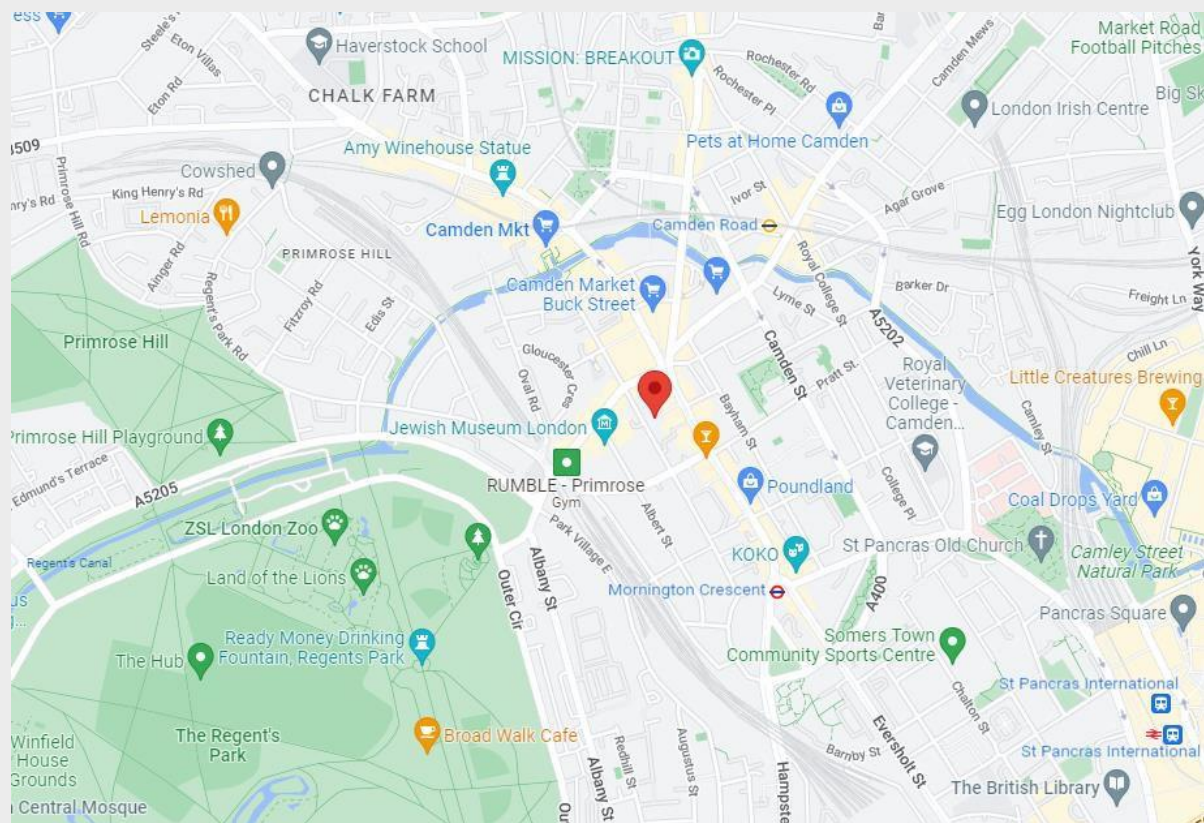
**MEDIA STYLE OFFICE SUITE MOMENTS FROM CAMDEN HIGH STREET
1,212 SQ FT AVAILABLE**

ALSO SUITABLE FOR ALTERNATIVE USES WITHIN CLASS E



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 offices benefits from being open plan providing functional contemporary space, comfort cooling air conditioning and heating.

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

SIZE

| Office | Floor | Floor Size (sq ft) | Floor Size (sq m) |
|--------|--------|--------------------|-------------------|
| G | 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 | 1,212 | £36,360 (£30 per sq ft) | £19,712 (£16.26 per sq ft) | Approx £6,500 per annum | £62,572 |

**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:

£30 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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