

CAMDEN TOWN

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



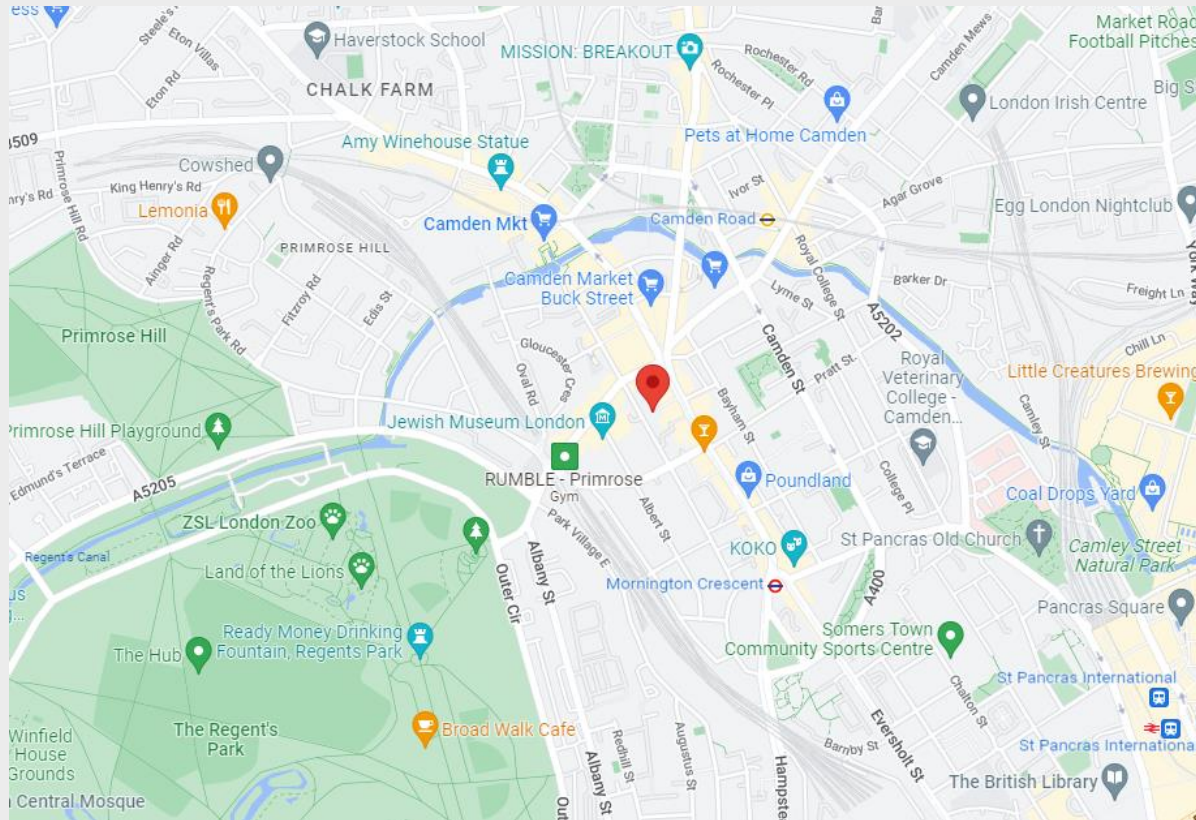
**MEDIA STYLE OFFICE SUITES MOMENTS FROM CAMDEN HIGH STREET
TWO SUITES OF 1,214 SQ FT & 2,588 SQ FT AVAILABLE SEPARATELY OR TOGETHER**

AVAILABLE ON A NEW LEASE FOR A TERM TO BE AGREED



LOCATION

The office building is located immediately to the rear of Camden High Street on the north side of Underhill Street, close to its 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

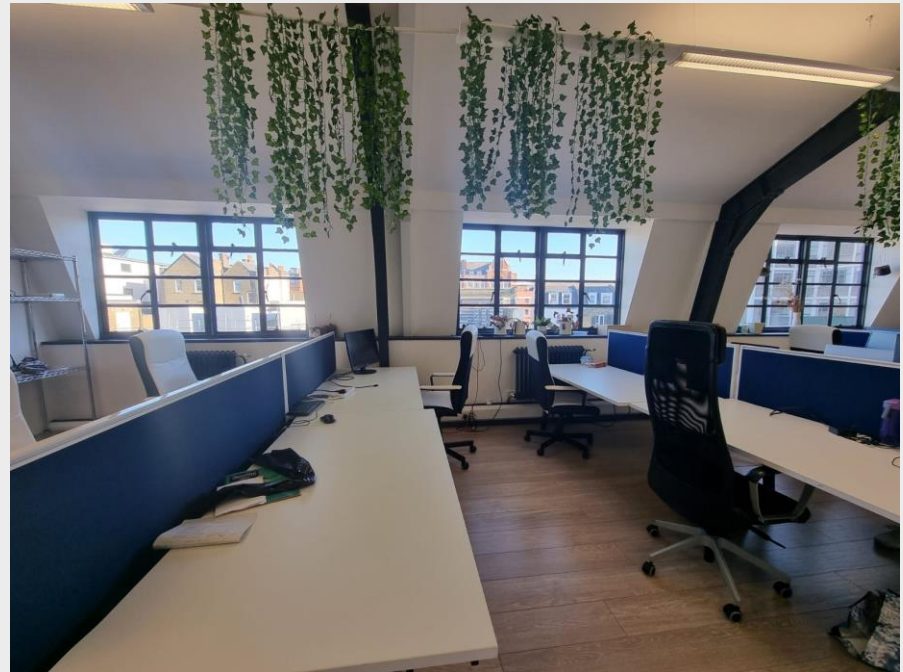
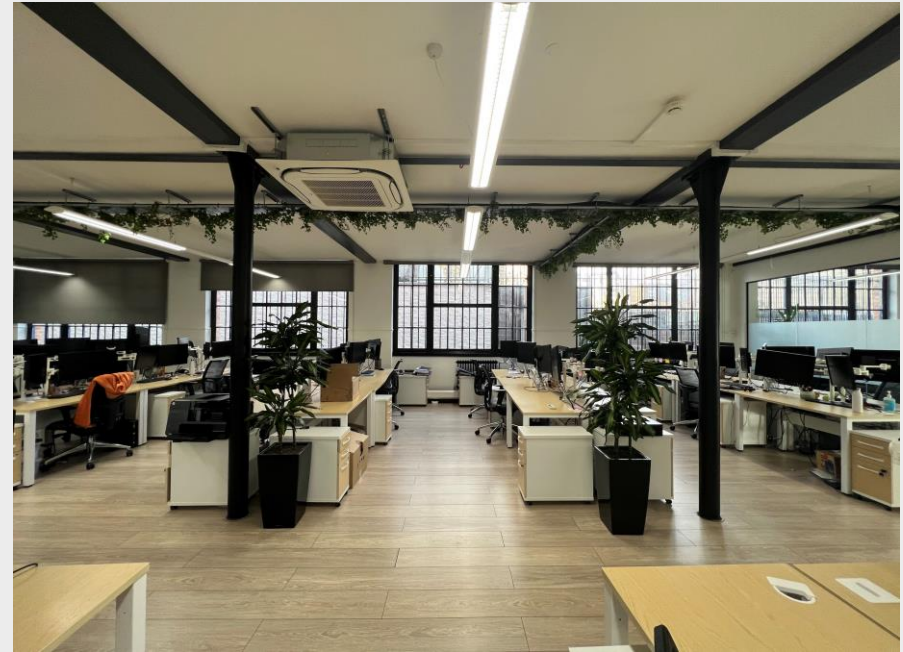
The offices are located within a recently refurbished former piano factory. The building benefits from a spacious well lit entrance lobby, a lift and W/C's on all floors. Both offices benefit from being open plan providing functional contemporary space. Both offices also have an abundance of natural light, 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
- Breakout Space
- Perimeter Trunking
- Wall Mounted Radiators
- Lobby/reception
- 2 Meeting Rooms
- Video Entry System
- 50 desks in current configuration
- Furniture Available by separate negotiation

SIZES

Office	Floor	Floor Size (sq ft)	Floor Size (sq m)
G	Rear Ground	2,588	240.43
G	Front Ground	1,212	112.6
S	2 nd	1,214	112.78
Total		3,802	353.21



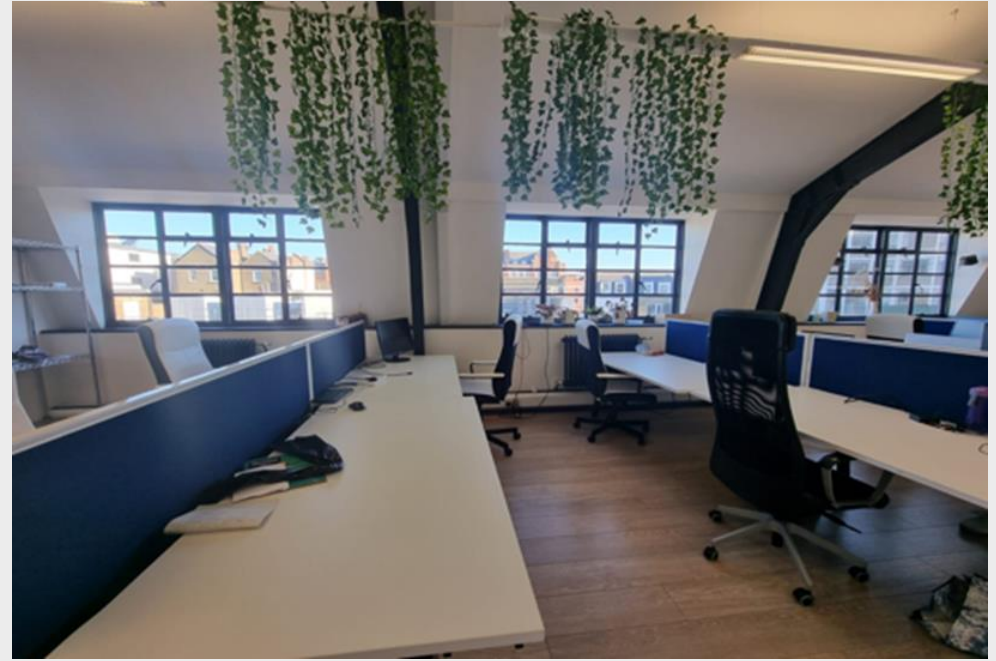
REAR GROUND FLOOR OFFICE



FRONT GROUND FLOOR OFFICE



SECOND FLOOR OFFICE



OUTGOINGS

Floor/Office	Size (sq ft)	Rent (per annum)	Business Rates Payable* (per annum)	Service Charge (per annum)	Total Outgoings (per annum)
Rear 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
Front Ground	1,212	£42,420 (£35 per sq ft)	£19,712 (£16.26 per sq ft)	Approx £6,500 per annum	£68,632
Second	1,214	£42,490 (£35 per sq ft)	£20,701 (£17.05 per sq ft)	£6,280	£69,471

*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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