

55 Rochester Place, 3A Wilmot Place,
London NW1

Application Ref: 2008/1258/P

Supplementary Report

Assessment of Proposals
Against Employment Policies

Prepared by Metropolis PD

On behalf of

Micagold Ltd

22 September 2008

Introduction

This supplementary report has been prepared following numerous discussions with officers in relation to the proposed redevelopment of 55 Rochester Place and 3a Wilmot Place to provide four flats and two mews houses (application ref 2008/1258/P).

The report responds to policy comments made by officers in relation to the application, and provides an assessment of the proposed residential development against all relevant employment policies contained in the adopted Camden Unitary Development Plan.

Existing Use Class

In the case officer's email to the scheme architect, Mr Charles Khoo on the 16th July, it has been suggested that the established use of the premises is B1(c) light industrial. However, having assessed the Valuation Office ratings records, it is clear that the established use is as B1(a) office. Both the 2000 and 2005 registers refer to the property as "Offices and Premises". This information has been submitted with the application.

Since the change of use from light industry (B1c) to offices (B1a) is classed as permitted development, this change of use, at some stage between 1974 and 2000 would not have required planning permission. Supplementary evidence provided by Salter Rex shows the long term use of the property as offices. The starting point therefore for assessing the proposal is that the existing building is in office use.

Loss of Employment Use

As correctly pointed out, policy E2 of the adopted UDP implies a general presumption against the loss of existing business uses where there is potential for that use to continue.

However, the policy goes on to explain that *"When a site is not suitable for continuation of any business use other than B1(a) offices, as an exception to the general approach, the Council may allow a change to other uses. In such cases, the Council will seek a change to permanent residential uses (in particular affordable housing), or community"*

This is further clarified in the supporting text to the policy (para 7.22):

"as an exception to the general approach in E2, proposals for other uses of older office premises will be encouraged in appropriate cases if they involve the provision of permanent housing (and in particular affordable housing) and/or community uses, such as an extension to an existing educational facility."

"In areas other than Hatton Garden, the Council will seek to ensure the availability of modern purpose-built office stock, secure a range of good quality employment opportunities and protect premises suitable for small firms (see also policy E3C). Consequently, the Council will not generally permit the loss of small office suites (50-120 square metres) or modern offices constructed in the last 10 years."

Paragraph 7.22 also explains that there is a large stock of office floorspace in the Borough. Where it is demonstrated that this is surplus, it may not be suitable for conversion to alternative employment uses.

It is clear therefore that the driving principles of the UDP employment policy is to protect existing B1(c), B2 and B8 uses. The application proposals, which involve a loss of B1 office accommodation should not therefore be considered contentious in employment terms, and furthermore the evidence submitted by Salter Rex Chartered Surveyors and Estate Agents clearly shows that the accommodation is surplus to requirements, and that it is unsuitable for continued use.

With this in mind, the property is clearly not suitable for use other than B1 use, and therefore a change of use away from employment can be considered.

Business Unit Size

The officer also refers in his email to the loss of a "smaller business use". Policy E3C indeed explains that Planning permission will not be granted for development that would lead to a net loss of accommodation suitable for small firms.

However, paragraphs 7.22 and 7.32 of the UDP clearly refer to small office suites being those of 50-120sq metres in size. Given that the property provides over 250sqm floorspace, it does not therefore fall within this category and as such should not be assessed against this policy.

Kentish Town Light Industrial Area

The officer also refers to the application site's location within the Kentish Town Light Industrial Area. Policy E3B notes that permission will not be granted for development that would prejudice the mixed use character of Kentish Town Areas through the net loss of premises suitable for light industrial floorspace (B1c use) and local distribution warehousing. This is clarified by supporting text to the policy, which refers clearly to light industrial uses and not office accommodation.

The policy here specifically refers to light industrial floorspace B1c use. Since the application scheme results in a loss of Ba1 office use this policy is clearly not relative to the proposals.

It has been demonstrated through the marketing evidence compiled by Salter Rex that there are a number of more suitable premises in the vicinity of the site, which are currently available and provide better accommodation for modern business requirements.

g) the retention of design features that enable flexible use, including use for light industry as part of schemes for the redevelopment or alteration of industrial premises for B1 purposes.

The building is by no means flexible and has no lift, limited facilities for cabling / servicing or access.

Assessing the proposals against the above criteria, along with the marketing evidence already submitted, it is clear that the existing use is no longer viable of suitable for the site. In such cases, policy states that proposals for other uses of older office premises will be encouraged in appropriate cases if they involve the provision of permanent housing.

Conclusion

Based on our analysis of the relevant employment policies we consider that there are no reasons to withhold planning permission for a purely residential scheme at the site. The Council's policies refer to an abundance of office space and specifically make exception for older, less suitable office accommodation, allowing redevelopment for housing. The local employment policies relating to light industry that have prevented redevelopment of other sites nearby are not relevant to this scheme.

On the basis that all design issues have now been addressed we therefore consider that the scheme fully satisfies the relevant policies in the adopted UDP. We therefore consider that the application proposals pass the S.38 test and that planning permission should be granted accordingly.

Your Ref:

Our Ref: AH/BRH

DX No. 46452 Kentish Town

SALTER REX

Chartered Surveyors & Estate Agents

21st July 2008

Micagold Limited.
3-5 Islington High Street.
London.
N1 9LQ.

Dear Mr Kilikita,

Re: 55 Rochester Place, London, NW1 9JU

Further to our recent telephone conversation I understand that you require us to provide an indication as to our marketing of this property both prior to and since your purchase of the freehold interest with vacant possession and I outline this below for your consideration.

In June 2007 the freeholder contacted me to advise that his tenants had found new premises and were due to move out of the subject property on the 31st July 2007 and asked me to prepare details for the marketing of the property on a rental or sale basis.

We inspected the property and produced particulars which were circulated to the market. During this period of marketing, we were subsequently advised that the tenants did not bring their lease to an end until January 2008 and moved out of the premises over the Christmas break when I understand they moved to Highgate Studios, Highgate Road, London, NW5 into premises which better suited their requirements, being situated on the first floor and with passenger lifts providing DDA (Disability Discrimination Act Specifications) requirements with adequate access for wheelchairs and disabled toilet facilities. In addition to this we understand that the new accommodation had much better natural light than the premises in Rochester Place and also included raised floors facilitating data cabling etc throughout the floor plate layout which could be easily re-designed in contrast to that of Rochester Place. The previous tenants also had the ability to park cars at Highgate Studios which was an additional benefit as there was no off street parking in Rochester Place.

Although we continued marketing the premises while the tenants were in occupation up until they vacated at the beginning of January 2008 there was very little interest which continued into February at which time the freeholder decided to accept an offer to sell the property with vacant possession.

As part of our marketing exercise the property was advertised in our shop window and was sent out to interested applicants and search Agents alike.

Since the completion of the purchase we were instructed by yourselves to find a tenant and we have been circulating details to interested applicants, however there seemed to be very little demand in the market for offices given the current climate and no offers have been made to date.

Since your planning application we have withdrawn the property from the market as we consider that there is very little chance for this to be let given current market conditions and that the property doesn't meet DDA requirements which most tenants require including a lift or good ground floor access, where the subject premises have steps leading both down into the ground floor or up into the first floor offices and that the wc facilities have very narrow doorways which will not allow wheelchair access.

We have advised you in the past that there is a substantial supply of office premises in the Kentish Town and Camden Town area some of which we have been marketing for a few years and we have found that where DDA specification is poor most tenants do not wish to view or when they do view they quickly decide that the premises are not viable for their use. A sample of such properties are enclosed with this letter for your consideration and these include 28/34 Fortess Road, London, NW5 where we have had the property on the market for at least three years, the premises do not have raised floors, the lift is not wide enough to facilitate wheelchair access nor are the doors providing access into the wc facilities and as such the premises have been sitting empty on the market, 141-145 Kentish Town Road, London, NW5 are first floor offices which once again do not have the benefit of raised floors nor a lift, three agents have been marketing these premises and we have had them on the market for at least two years with no success even though we have been advising potential tenants that substantial rent free periods or reduced rentals are available at the beginning of the lease. The first and second floor office premises over 315/317 Kentish Town Road situated above Kut Zone and Tote Bookmakers have been on the market for approximately 1½ years and once again there is no lift access and such premises, even at much lower rentals, are of no interest to the current market. The last of the premises we are currently marketing which have been on the market for some time is 8 Stucley Place, NW1 where once again it can be seen that premises which do not have good ground floor access and are split over a number of floors without lifts, become excess to requirements and trying to find alternative tenants for the premises is extremely difficult.

The subject property does not have raised floors to facilitate data cabling nor does it have any parking spaces allocated to it. The majority of the space on the return has poor natural light and some of the ground floor rear offices have no natural light at all once the internal doors have been closed. This makes them very similar to those offices we have been marketing above which have not let over the last few years.

We have advised you of the poor state of the market demand for B1 premises generally and we consider that this poor demand will continue into the foreseeable future especially for premises which do not meet modern day requirements which so many of the other premises coming available to the market do. With the lack of a lift, steps to both ground and first floors, poor natural light and no raised floors and added to this the inadequate wc facilities for wheelchair access and no off street parking makes the subject premises virtually un-lettable in current market conditions.

If you do require any further clarification on these points please do not hesitate to contact me.

Kind regards
Yours sincerely,



Alan Harvey BSc MRICS
e-mail address: ah@salter-rex.co.uk;

Direct Dial: 020 7428 6815

OFFICES

28/34 FORTRESS ROAD, NW5

APPROX. 150 M²

(1,600 SQ. FT.)



LOCATION:

Located at the southern end of Fortress Road within a short distance of Kentish Town Road and Kentish Town Main Line and Underground Station.

ACCOMMODATION:

The available accommodation comprises of office accommodation on the second floor of mainly clear spaces providing a total area of 1,600 Sq. Ft.

AMENITIES:

Central Heating	Lift
Male & Female W.C.'s	Good Natural Light
Alarm	Kitchenette

RENT:

£24,000 Per Annum

LEASE:

To be let on a new lease for a term to be agreed.

LEGAL COSTS:

The ingoing tenant to be responsible for both parties legal costs incurred.

VIEWING:

Strictly via prior appointment through Agents as above.
REF: AH or OE

Salter Rex Chartered Surveyors
Crown House · 265/267 Kentish Town Road · London NW5 2TP
E Mail: commercial@salter-rex.co.uk / www.salter-rex.co.uk
Fax 020-7485 8488 · DX 46452 Kentish Town

020 7267 2071

OFFICE PREMISES TO LET

141-145 KENTISH TOWN
ROAD, NW1

APPROX. 240 M²



- LOCATION:** The premises are located towards the Northern end of Kentish Town Road and is within a short distance from Kentish Town Underground Station and Kentish Town West Train Station.
- THE PREMISES:** The office suite comprises of 2,587 Sq. Ft. on the First Floor. Includes 50 sq ft of mezzanine are.
- AMENITIES:**
- | | |
|-------------------|--------------------|
| Central Heating | Alarm |
| Air Conditioning | Good Natural Light |
| Private Courtyard | Newly refurbished |
| Network Caballing | Entryphone System |
| W.C's | |
- TERMS:** The premises are available by way of a new lease for a term to be agreed.
- RENT:** £50,000 per annum.
- VIEWING:** By prior appointment through Agents as above.

Ref: MY or AH

Crown House 265/267 Kentish Town Road London NW5 2TP.
T. 020 7267 2071 F. 020 7485 8488 DX No. 46452 Kentish Town www.salter-rex.co.uk

**OFFICE SPACE
TO LET
KENTISH TOWN ROAD,
LONDON, NW5
APPROX.
(1031 SQ. FT.)**



LOCATION: Situated at the northern end of Kentish Town Road, close to Kentish Town tube Station.

THE PREMISES: The accommodation comprises of office accommodation at the first and Second floor level, with own private entrance.

AMENITIES: Intercom System
Good Natural Light
Alarm

LEASE TERMS: A new fully repairing and insuring lease to be granted for a term by arrangement.

MEASUREMENTS:

<u>First Floor</u>	491 sq ft
<u>Second Floor</u>	540 sq ft
<u>Total</u>	<u>1031 sq ft</u>

RENT: £18,000 Per annum or nearest offer.

VIEWING: By prior appointment through Agents as above.

Ref: MY or AH

**OFFICE PREMISES
TO LET**

8 STUCLEY PLACE, NW1

**APPROX. 1,412 SQ. FT
(131M²)**



- LOCATION:** The premises are located at Stucley Place that runs parallel with Camden Road. Camden Town Tube Station is within a few minutes walk.
- THE PREMISES:** The premises comprise of 1,412 approximate net internal areas.
- AMENITIES:** Reception Heating
Good Natural Light Kitchenette
- RENT:** £22,592 + V.A.T Exclusive.
- TERMS:** Assignment of existing lease, 6 years from 21 September 2006.
- RATES PAYABLE:** £ 9,702
- VIEWING:** Strictly by prior appointment through Agents as above.
- Ref: MY/AH**

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SUPERB SERVICED OFFICES

Savant House, Camden High Street, London , NW1

To be Let

The property is located at the southern end of Camden High Street close to its junction with Delancey Street, occupying a prime position within this busy shopping thoroughfare. The multitude of shops, restaurants and bars are within the immediate vicinity. The property is very well presented, furnished, ready for occupation with 1, 2 and 3 people works stations.

[Details](#) Add to my shortlist**NEWLY REFURBISHED FIRST FLOOR OFFICE / STUDIO**

Rochester Place, Kentish Town , NW1

To be Let



320 sqft

Situated in Rochester Place close to the junction of Rochester Road very near to all the high street amenities on Kentish Town Road and the attractions of Camden Town. A newly refurbished modern self contained first floor studio office in open space with wooden floors and attractive lighting with one office separated by a partition.

[Details](#) Add to my shortlist**MODERN GROUND FLOOR STUDIO BY THE CANAL**

WATERSIDE HOUSE, KENTISH TOWN ROAD , NW5

To be Let



854 sqft

The premises are conveniently located by the banks of Regents Canal on Kentish Town Road in between its junctions with Hawley Road and Hawley Crescent. The premises are set within a modern purposes built office building next to the canal.

[Details](#) Add to my shortlist**AIR CONDITIONED OFFICES**

Kentish Town Road , London , NW1

To be Let



900 sqft

The building is situated at the junction of Kentish Town Road and Prince of Wales Road in the centre of Kentish Town close to shops and restaurants. The offices are on the first floor consisting of 2 open plan spaces separated by partition walls.

[Details](#) Add to my shortlist**MODERN GROUND FLOOR STUDIO BY THE CANAL**

To be Let

Waterside House, Kentish Town Road, Camden Lock , NW1

Details



918 sqft

The premises are conveniently located by the banks of Regents Canal on Kentish Town Road in between its junctions with Hawley Road and Hawley Crescent. The premises are set within a modern purpose built office building next to the canal and comprise of office.

 Add to my shortlist
**PRIME SHOP PREMISES (A1/A2 USE)
Kentish Town Road, London , NW5**

To be Let



1,226 sqft

The property is located on the east side of Kentish Town Road close to its junction with Patshull Road. The multitude of shops and restaurants of Kentish Town Road are within the immediate vicinity. Local occupiers include "Pizza Express", "McDonalds", "Boots", "Woolworths" and "Tesco". The premises comprise a shop unit arranged over ground floor and is presented in excellent decorative order with the added benefit of A2 Use. The premises is currently not divided.

 Add to my shortlist

Details

**OFFICE PREMISES WITH RESIDENTIAL
DEVELOPMENT OPPORTUNITY
Harmood Street, Camden Town , nw1**

Freehold for sale



1,264 sqft

The property is situated on the northern end of Harmood Street close to the junction of Prince of Wales Road. The premises comprise of office accommodation arranged over ground floor and basement with the first floor being utilised as a kitchenette/WC.

 Add to my shortlist

Details

**NEW LIVE AND WORK DEVELOPMENT
St Pauls Interchange , Camden , NW1**

To be Let



1,327 sqft

Situated between Camden, Islington and Kings Cross, these stylish live/work buildings at St Paul's Interchange provide flexible accommodation for those seeking contemporary living without the hassle of the daily commute to work. St Pauls Interchange is equidistant from the vibrant energy of Camden Town, including its world famous market and stunning lock, Islington and Kings Cross.

Full Details Available on-line at:

www.stpaulsinterchange.co.uk
 Add to my shortlist

Details

**NEWLY REFURBISHED GROUND FLOOR
STUDIO/OFFICE
Highgate Business Centre, Highgate Road , NW5**

To be Let



Highgate Business Centre, located in Greenwood Place just off Highgate Road is approximately 1.5 miles from Kings Cross and within easy reach to Camden Town's famous markets and Camden Lock. The multitude of amenities including shops, restaurants and bars of

Details

1,328 sqft

Kentish Town Road as well as Hampstead Heath are within the immediate vicinity. The newly refurbished ground floor studio offers excellent natural light, with an 'industrial' feel.

Add to my shortlist

MODERN 3RD FLOOR OFFICE
Water Lane, Camden Lock, NW1

To be Let



1,482 sqft

The premises are conveniently located by the banks of Regents Canal in Water Lane, just off Kentish Town Road in between its junctions with Hawley Road and Hawley Crescent. The premises are set within a gated security entrance offering superb views over the canal and comprise of 3rd floor offices with one designated parking space, and balcony.

Add to my shortlist

[Details](#)

MEDIA STYLE OFFICE
Mandela Street, London, NW1

To be Let



1,550 sqft

The property is located on Mandela Street which is between Plender Street and Pratt Street, close to the centre of Camden and all its amenities. This open plan 'media style' office is located on the first floor of this purpose built character office building.

Add to my shortlist

[Details](#)

MODERN OFFICE BUILDING OVERLOOKING CANAL
Water Lane, Camden Lock, NW1

To be Let



1,606 sqft

The premises are conveniently located by the banks of Regents Canal in Water Lane, just off Kentish Town Road in between its junctions with Hawley Road and Hawley Crescent. The premises are set within a gated security entrance offering superb views over the canal and comprise of offices over 4 floors, with one designated parking space.

Add to my shortlist

[Details](#)

2 MODERN GROUND FLOOR STUDIOS BY THE CANAL
WATERSIDE HOUSE, KENTISH TOWN ROAD

To be Let



1,772 sqft

The premises are conveniently located by the banks of Regents Canal on Kentish Town Road in between its junctions with Hawley Road and Hawley Crescent. The premises are set within a modern purpose built office building next to the canal and comprise of 2 offices on ground floor with one designated parking space.

Add to my shortlist

[Details](#)

SHOWROOM/OFFICE BUILDING
Highgate Road, NW5

Freehold for sale



2,117 sqft

The property is situated on the north east side of Highgate Road adjacent to the Vine public house and immediately opposite the Highgate Studios complex, close to the junctions of Somerset Road and Kentish Town Road. Comprises a newly refurbished self contained retail showroom office building arranged on

[Details](#)

basement ground and first floors.

Add to my shortlist

GROUND FLOOR SHOWROOM /OFFICES
Highgate Studios, Highgate Road , NW5

To be Let

2,500 sqft

Highgate Studios is approximately 1.5m from Kings Cross and a very short distance from Kentish Town Underground Station. The Highgate Studios Complex offers unrivalled facilities which include car parking, swimming pool, gymnasium, café/restaurant, delivery facilities etc.

[Details](#)

Add to my shortlist

FIRST FLOOR OFFICES WITH D1
EDUCATIONAL USE
Fortess Road, London , NW5

To be Let



2,618 sqft

The premises are located on Fortess Road, close to its junction with Kentish Town Road, a few minutes walk from Kentish Town Road Station (northern Line). The offices are on the first floor of this character purpose built commercial building.

[Details](#)

Add to my shortlist

CENTRALLY LOCATED OFFICES IN CAMDEN
Kentish Town Road, Camden, London , NW1

To be Let



4,510 sqft

Prominently located in the heart of Camden, only yards away from Camden Town Underground Station (Northern Line). This accommodation offered occupies the entire ground and lower ground floor of this modern new development with extensive frontage along Kentish Town Road.

[Details](#)

Add to my shortlist

PRESTIGE OFFICE DEVELOPMENT FOR
SALE/TO LET
Holmes Road , NW5

Freehold for sale



8,525 sqft

This prestige development is conveniently located on a prominent corner position in Holmes Road, within close proximity of Kentish Town Road and its busy shopping area. Camden Town famed for its trendy shopping facilities and multitude of restaurants is only ¼ mile away. The building comprises of ground floor offices within this prestige newly built office residential building arranged mainly to open plan.

[Details](#)

Add to my shortlist

PRESTIGE OFFICE DEVELOPMENT
Holmes Road , NW5

To be Let



8,525 sqft

This prestige development is conveniently located on a prominent corner position in Holmes Road, within close proximity of Kentish Town Road and its busy shopping area. Camden Town famed for its trendy shopping facilities and multitude of restaurants is only ¼ mile away. The building comprises of ground floor offices within this prestige newly built office residential building arranged mainly to open plan.

[Details](#)

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5 result(s) found.

Result: 1
Reference: 1205571
Type: Office
Size: 14,265 sq ft
Location: London (NW)
Brief details: Part Vacant/Part Income Producing character studio/office building located on Fortess Road. Total: 14,265 sq.ft. (7,009 sq.ft. VACANT). Freehold for sale. Price: Offers in excess of £4 million. Or consideration given to letting the vacant accommodation at £19 psf pax. Income: £84,440 pax.

[Register Interest](#)

Result: 2
Reference: 1200012
Type: Office
Size: 1,776 sq ft
Location: London (NW)
Brief details: Offices located on Hampstead Gate, Frognal. Total over Grnd, 1st & 2nd Flrs: 165 sq.m. Held on an FRI Lease until 25/3/2012. Rent: £39,960 pax. Nil Premium is sought for the lease. Rates Payable 07/08: £13,542 pa. Or Freehold for sale. Price: £1.85 million.

[Register Interest](#)

Result: 3
Reference: 1213006
Type: Office
Size: 2,551 sq ft

Location: London (NW)
Brief details: Last remaining office located within Innova Park. Unit G: 2,551 sq.ft. Freehold for sale or consideration given to a letting. Terms on application. Price/Rent on application.

Register Interest

Result: 4
Reference: 1199734
Type: Office
Size: 2,800 sq ft
Location: London (NW)
Brief details: FREEHOLD OFFICE BUILDING (Possibly To Let - further details on request) Approx. 260 M2 - 2800 sq ft (G.I.) Air Conditioned & Luxuriously Refurbished Situated within a small estate of similar B1 business units in Scrubs Lane, just off Harrow Road, within a short walk of Willesden Junction Underground station. **Freehold Price:** £749,000 subject to contract. (No vat) **Rates:** £13,431 p.a. payable Hammersmith & Fulham **Service Charge:** Circa £380 p.a. to cover car park maintenance. (Possibly To Let - Please call for further details)

Register Interest

Result: 5
Reference: 1206371
Type: Office
Size: 8,500 sq ft
Location: London (NW)
Brief details: Prestige offices located on Holmes Road, Kentish Town - Ground floor area approx. 8,500 sq ft - 999 year long leasehold at a price of £2.2m or lease by arrangement at a rent of £144,000 + VAT - Service Charge to be assessed - Car Parking - Loading area

Register Interest

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13 result(s) found.

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Result:	1
Reference:	1215960
Type:	Office
Size:	876 sq ft
Location:	London (NW)
Brief details:	Offices located on Bayham Street in Camden. Ground Floor: 876 sq.ft. A new Lease is to be granted for a term by arrangement. Rent: £34 psf inclusive. Wooden Flooring. Good Natural Light.

[Register Interest](#)

Result:	2
Reference:	1215182
Type:	Office
Size:	4,000 sq ft
Location:	London (NW)
Brief details:	Freehold B1 Office Building located on Greenland Place. Total: 4,000 sq.ft. approx with planning for additional 1,500 sq.ft. Freehold Price: Offers invited in excess of £1.5 million.

[Register Interest](#)

Result:	3
Reference:	1197729
Type:	Office
Size:	7,911 - 16,221 sq ft
Location:	London (NW)

Brief details:

New offices located on Chalk Farm Road, NW1 - 2nd & 3rd floors with accommodation available from approx. 7,911 to 16,221 sq ft - Shell
Condition - New Lease - Rent £45 psf

Register Interest

Result: 4
Reference: 1212399
Type: Office
Size: 1,450 sq ft
Location: London (NW)
Brief details: Air conditioned office suite located on Camden High Street, NW1 - 4th floor of approx. 1,450 sq ft - Terms upon application - Rent £32.50 psf

Register Interest

Result: 5
Reference: 1207636
Type: Office
Size: 4,510 sq ft
Location: London (NW)
Brief details: Offices located on Kentish Town Road. Total over Grnd & Lower Grnd Flrs: 4,510 sq.ft. Terms on application. Shell & Core.

Register Interest

Result: 6
Reference: 1211122
Type: Office
Size: 1,200 sq ft
Location: London (NW)
Brief details: Offices located on Arlington Road. Entire 1st Flr: 1,200 sq.ft. A new Lease for a term to expire Dec 2011. Rent on application. Rates & S/Charge to be confirmed.

Register Interest

Result: 7
Reference: 1196214
Type: Office
Size: 1,353 sq ft
Location: London (NW)
Brief details: Offices located in the centre of Camden. Total: 1,353 sq.ft. Rent £68,000 pax. Available on short or flexible terms by arrangement. R.V. £21,650 pa. S/Charge: £2,000 pax.

Register Interest

Result: 8
Reference: 1212388
Type: Office
Size: 1,000 sq ft
Location: London (NW)
Brief details: Mews Building for sale located in Camden Mews, NW1 - Ground floor area approx. 1,000 sq ft - First floor 2 bed flat - Freehold Price £795,000 subject to contract only

Register Interest

Result: 9
Reference: 1211970
Type: Office
Size: 1,140 sq ft
Location: London (NW)
Brief details: B1/D1 unit to let located on Drummond Street, NW1 - Total area approx. 1,140 sq ft - New FRI lease direct from the freeholder - Rent £25,000 pax - Shell Condition

Register Interest

Result: 10
Reference: 1210997
Type: Office
Size: 4,000 sq ft
Location: London (NW)
Brief details: Ground floor office to let located in Inverness Street, Camden - Approx. 4,000 sq ft - New lease on terms to be agreed - Rent £32.50 psf excl. - Landscaped courtyard - Comfort cooling - Lift - Secure parking nearby

Register Interest

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13 result(s) found.

[Prev Page](#)

Result: 11
Reference: 1210478
Type: Office
Size: 2,574 sq ft
Location: London (NW)
Brief details: Part 4th (top) floor, located on Camden High Street, NW1 - Approx. 2,574 sq ft - Full rent and terms on application - Lifts - Roller Blinds - Commissionaire

[Register Interest](#)

Result: 12
Reference: 1209872
Type: Office
Size: 1,022 - 4,472 sq ft
Location: London (NW)
Brief details: Various units available located within Bruges Place, Camden - Accommodation available from approx. 1,022 to 4,472 sq ft - New leases on terms to be agreed, direct from the landlord - Rent £17.50 psf - Fully redecorated - Parking available by way of a separate licence

[Register Interest](#)

Result: 13
Reference: 1202544
Type: Office
Size: 2,574 sq ft

Location: London (NW)

Brief details: Newly refurbished part 4th (top) floor located on Camden High Street, NW1 - Approx. 2,574 sq ft - New lease by arrangement - Quoting Rent £27.50 psf pax - Car parking by separate arrangement - Lifts

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<p>23-24 Margaret Street London, W1W 8LF</p>	 <p>RIB Robert Irving Burns</p>	<p>Tel: 020 7637 0821 Fax: 020 7637 8827</p>
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1 Mercers Mews
 London, N19 4PL N19 4PL
 Office - Leasehold
 170.0 sq mt sq ft



Location

Situated in a mainly residential area immediately off Mercers Road close to the junction of Tufnell Park Road and Campdale Road. Less than half a mile from Tufnell Park Underground Station (Northern Line). Numerous bus routes serve the area.

Description

The premises comprise a modern attractive two storey office building within a gated mews which our client owns and offers the benefit of both general and private offices.

Amenities

Air conditioning Central heating Meeting room Kitchenette WC's

Floors

Total	0.00 sq ft	0.00 sq m
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Stations

- o Tufnell Park (Northern Line)

Price

£35,000 per annum exclusive

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Copping Joyce Chartered Surveyors LLP

27 Phipp Street

London

EC2A 4NP

Tel: 020 7749 1041

Fax: 020 7749 1042

Link to this Property: <http://www.coppingjoycesurveyors.co.uk/property.php?pid=208>

Gloucester Avenue
Primrose Hill NW1 8JD
Office - Leasehold
1862 sq ft



Location

The property is situated in a mainly residential street in the heart of trendy Primrose Hill Village. The sought after restaurant and shopping amenities of Regents Park Road are nearby and Chalk Farm underground station (Northern Line) is within walking distance. There is the added benefit of being within walking distance of the wide open spaces of Regents Park and Primrose Hill.

Description

The offices are situated on the second and third floors of a charming cobbled courtyard development. The property benefits from excellent floor to ceiling heights as well as a third floor mezzanine office.

Amenities

Entry Phone Kitchen WC Central Heating

Floors

Total	0.00 sq ft	0.00 sq m
--------------	------------	-----------

Stations

- o Chalk Farm underground station (Northern Line)

Price

£29.50 per sq ft

Notes

TENURE: Leasehold. The current tenants will be vacating the property in February 2008.
SERVICE CHARGE: TBA

RATES: All interested parties should make their own enquiries.

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Upon completion of legal formalities.

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Link to this Property: <http://www.coppingjoycesurveyors.co.uk/property.php?pid=181>

Kentish Town Road
 London NW1
 Office - Leasehold
 2637 sq ft



Location

The property is situated on Kentish Town Road at its junction with Royal College Street. Kentish Town Station (Northern Line and Mainline) is nearby as well as a variety of local amenities including Tesco, Superdrug and Nandos. Camden Town is within walking distance with a plethora of world renowned shopping and restaurant amenities.

Description

The offices are on the first floor of an attractive turn of the century building, which used to be Kentish Town South Railway Station. The current layout has the potential to provide one single unit or two self contained offices.

Amenities

Entry phone Air conditioning Wood strip flooring Gated entrance Potential storage

Floors

Total	0.00 sq ft	0.00 sq m
--------------	------------	-----------

Price

£50,000 per annum

Notes

TENURE: Leasehold

RATES: All interested parties should make their own enquiries.

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Upon completion of legal formalities.

Disclaimer

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Bruce commercial estate agents

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Office & Industrial

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FREEHOLD OFFICES

Leighton Road, NW5 2RD

Click on picture to tour the property.

Size: 650/1350 sq. ft.
(60.45/125.55/ sq. m.)

Location: The premises are actually situated in Torriano Avenue close to Leighton Road. Kentish Town main shopping area is within 10 minutes walking distance and Kentish Town underground/Thames Link station are within 6 minutes walking distance. The area is well served by various bus routes.

Description: Both self contained office floors are adjacent to each other and easily accessed. They are divided by the common access way to the upper floors. The ground floor office is 700 sq ft and the lower ground is 650 sq ft. Both have excellent double glazed and security shuttered windows at high level, are in good decorative order and currently sub-divided by demountable partitions. Each section lends itself to clear open area, both are served by their own wc, kitchenette and burglar alarm. The freehold for sale is for the whole building and will include the benefit of 3 ground rents from office and 2 flats above.

Terms (Freehold): £150,000 Long Leasehold for lower ground floor or the whole for £350,000 freehold

Additional:

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TO LET - COURTYARD OFFICES or TREATMENT ROOMS

Chalk Farm Road, NW1 8AN

Click on picture to tour the property.

Size: 745 sq. ft.
(69,285 sq. m.)

Location: The premises are situated facing a small courtyard garden with passageway access from Chalk Farm Road, opposite the Roundhouse. Chalk Farm station is within easy walking distance.

Description: Self contained 1st floor all with excellent natural light and divided to form 4 rooms + kitchen & wc. Ready for occupation but in need of decoration.

Terms (Leasehold): Rent £15,500 pa ex.. New Flexible FR&I lease will be

granted, long or short term available, outside the L&T Act. + Rates & deposit.

Additional:

Under offer

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Click on picture to tour the property.

Size: 910 sq. ft.
(84.63 sq. m.)

Location: Situated on the West side of Bayham Street at the corner of Bayham Place, close to Crowndale Road, within a few minutes walking distance of Camden High Street and Mornington Crescent underground.

Description: Approached via front door entrance leading to a well decorated open office, currently divided to form by demountable partitions a general office, 2 private offices and reception area, would suit Media type company. Most outgoings including electricity, maintenance costs, building insurance, server access & rates will be inclusive with the rent.

Terms (Leasehold): Rent £27,594 pa INCLUSIVE of all outgoings with the exception of Telephone. A 3 year or longer lease will be granted. + a deposit is required

Additional:

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Click on picture to tour the property.

Size: 1135 sq. ft.
(105.555 sq. m.)

Location: Situated at the corner of Malden Road and Leonards Square in a parade of various shops. Camden Town and Kentish Town are within easy walking distance as is Kentish Town West, North London line station.

Description: Prominent corner position with double doors leading to this recently refurbished and decorated premises. At ground floor front, there are wooden floors with access to the rear storage areas with double loading doors from Leonards Square, this area has concrete floors. Stairs leading to a beautiful wooden floored basement with additional 4 tanked spaces under pavements, ideally suitable for storage or wine. There are adequate WC's at ground & basement, together with a coffee point area.

Terms (Freehold): £305,000 O.N.O.

Additional:

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Click on picture to tour the property.

Size: 1250/2500 sq. ft.
(116.25/232.5/ sq. m.)

TO LET £20 psf - AIR-CON OFFICE/SHOP

Highgate Studios, Highgate Road, NW5 1TL

Location: Excellent frontage to the main Highgate Road, close to the junction with Sanderson Close and forming part of this large hi tech, media orientated, Victorian business centre, within 10 mins walking distance of Kentish Town underground.

Description: Ground floor with impressive frontage leading to a fully air-conditioned tastefully decorated open space which can be divided into 2 distinct premises. Suitable for retail, wholesale showroom or offices, fitted to a high specification & ready for occupation. Car parking is available.

Terms (Leasehold): Rents from £25,000 pa + VAT for each unit or £50,000 pa + VAT for the whole. A new FR&I lease will be granted subject to rent reviews. + Rates & deposit.

Additional:

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Click on picture to tour the property.

Size: 1270 sq. ft. (118.11 sq. m.)

Location: Prominently located in the heart of Camden, facing onto the Camden High Street and almost opposite Camden underground. The Camden Lock & Stables market areas are within easy walking distance.

Description: Premises comprise, 2 tastefully decorated, open plan offices on the 1st floor, + kitchen & 2 wc's. Stairs leading to 2nd floor offices, all with ENL. The offices are in good decorative order and are ready for occupation.

Terms (Leasehold): Rent £26,500 pa ex - 3 MONTHS RENT FREE Lease exp Sept 2010 + Rates, s/c & deposit

Additional:

TO LET - PROMINENT OFFICES
- 3 MONTHS RENT FREE - - -
£20 psf

Camden High Street, NW1 0NE

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Click on picture to tour the property.

Size: 1470/1500/1525/4495 sq. ft. (136.71/139.5/141.825/418.035/ sq. m.)

Location: The property is situated on the South side of Perren Street, off Prince of Wales Road. Kentish Town West (North London Line) and Kentish Town (Northern Line & Thames Link) stations are both within walking distance.

Description: We have three floors available that will be refurbished, ready for occupation, finished in a similar fashion as depicted in our photographs. Each floor has windows on three sides, excellent open area, wooden floors & GCH. Once a deal has been agreed, it will take 4 weeks to refurbish the unit. The lower ground has a low ceiling height.

Terms (Leasehold): Rent Low Gr Fl £18,375 pa - Gr £25,500 pa & 1st fl £25,925 pa. New 3 year or longer lease will be granted on FR&I, outside L&T Act. + Rates, s/charges & deposit.

TO LET - LOFT STYLE
OFFICE/STUDIOS

Imperial Works, Perren Street,
NW5 3ED

Additional: **ALL UNDER OFFER**

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TO LET £17.30 psf HI SPEC OFFICES

Click on picture to tour the property.

Bayham Street, NW1 0AA

Size: 1500 sq. ft. (139.5 sq. m.)
Location: Situated on the West side of Bayham Street, between the junction of Pratt Street and Plender Street, close to the centre of Camden Town & 5 mins walk of the underground.
Description: Approached via an impressive attractive glass entrance to a reception area, thereafter bold staircases lead to both ground and mezzanine levels. Nicely decorated, fully wired up with integrated server & telephone system, ready for occupation.
Terms (Leasehold): Rent £26,000 pa ex. Premium of £5000 ono for benefit of lease & certain F&F. 15 year lease from Dec 10 2005 on FR&I subject to 5 yearly rent reviews. + Rates & Deposit.

Additional:

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TO LET - GROUND FLOOR OFFICE/STUDIO £20 psf

Click on picture to tour the property.

Harmood Street, NW1 8DN

Size: 1500 sq. ft. (139.5 sq. m.)
Location: Situated on the West side of Ferdinand Street, close to the junction with Chalk Farm Road & its underground station within 5 mins walking distance.
Description: Ground floor fully carpeted offices and coffee point area., all tastefully decorated and provides excellent open plan working space with good natural light. Now ready for occupation
Terms (Leasehold): Rent £30,000 New 6 year FR&I lease subject to rent review at 3rd year. + S/charges, rates & deposit.

Additional:

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TO LET £15.45 psf - OFFICE/STUDIO BUILDING

Click on picture to tour the property.

Rochester Place, NW1 9JX

Size: 1780 sq. ft. (165.54 sq. m.)
Location: Situated in a terrace of units close to the junction of Rochester Road & Kentish Town Road, Camden & Kentish Town underground stations are within 10 mins walking distance
Description: The building is approached either through double loading doors or separate office entrance. The premises are in good decorative order with the ground floor mainly in clear space, stairs leading to 1st floor divided by removable partitions into 3 rooms.

Loft storage is approached via the 1st floor and the whole building is served by gas central heating, wooden floors, kitchen, wc/shower & ready for occupation.

Terms (Leasehold): Rent £27,500 pa ex. New 3 year lease on FR&I outside the L&T Act. + Rates & Deposit

Additional:

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Click on picture to tour the property.

Size: 2000 sq. ft. (186 sq. m.)

Location: Situated on the fashionable Gloucester Avenue, close to the Regents Park Road shopping area and a short distance from Chalk Farm underground station.

Description: A newly formed ground floor self contained courtyard office is available for immediate occupation, mainly in clear space, fully air-con, tastefully decorated with wooden floor & all modern facilities.

Terms (Leasehold): Rent £65,000 pa ex. No premium. A new FR&I lease will be granted, subject to 5 yearly rent reviews + Rates & deposit.

Additional:

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Click on picture to tour the property.

Size: 2340 sq. ft. (217.62 sq. m.)

Location: Prominent frontage to Lyons Place, close to the junction with Aberdeen Place, just off Maida Vale and within easy walking distance of the underground.

Description: Highly attractive office building, fully self contained on 3 floors. About to be refurbished allowing maximum flexibility on each floor. The premises benefit from ENL, fitted kitchen, central heating & wooden floors. Recent planning permission granted for conversion into 5 flats.

Terms (Freehold): £1.7m + VAT

Terms (Leasehold): Rent £25 psf + VAT. New lease to be granted for a minimum term of 3 years on FR&I. + deposit & rates

Additional:

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Click on picture to tour the property.

Size: 4755 sq. ft. (442.215 sq. m.)

Location: The premises are located on the main A1 Holloway Road, close to Highbury & Islington roundabout and

FREEHOLD WORKSHOP & SHOP

Holloway Road, N7 8LT

- station. Between the junctions of Furlong Road & Madras Road.
- Description:** The premises are in very poor condition and will require substantial refurbishment. The unit currently comprises a nice shop & basement with rear workshop spaces on ground & 1st floors. All intercommunicating with part of the 1st floor utilised for residential. There is a small garden area also available and is landlocked and may lend itself to further development. In addition, there are 3 x 2 bed flats which have been sold on 99 year leases granted 1980.
- Terms (Freehold):** £695,000 full vacant possession. Planning: Ideally suitable for development, subject to any necessary planning consents, currently part retail but mainly B1.
- Additional:** Under offer

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Click on picture to tour the property.

- Size:** 8500 sq. ft.
(790.5 sq. m.)
- Location:** This prestige development is in the heart of Kentish Town. Prominently located close to the corner of Alma Street and within a few minutes walk of Kentish Town and its underground and mainline station.
- Description:** Forming part of this new prestige development with an impressive frontage is this unit, located both on ground & lower ground floor levels. The current usage is for B1 offices and B8 stores having its own loading/parking bay in the basement area. The ground floors are basically ready for occupation with the basement areas in shell form.
- Terms (Freehold):** Price £2.2m for a 999 years Long Leasehold
- Terms (Leasehold):** Rent £144,000 pa + VAT. Lease by arrangement + S/charges & rates
- Additional:**

VIRTUAL FREEHOLD or TO LET
OFFICES/STORES/SHOWROOM

Holmes Road, NW5 3AN

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Click on picture to tour the property.

- Size:** 11900 sq. ft.
(1106.7 sq. m.)
- Location:** Prominent building, situated on Aintree Road in the Perivale Industrial Estate, within a half mile of the Hoover building on the A40M which gives direct access to Central London & the North Circular at Hangar Lane.
- Description:** The premises comprise a single storey workshop/warehouse building, currently being utilised as a car repair centre, with ceiling height of 12ft to the underside of the trusses + side & rear loading doors. Air-con offices on ground & 1st floors which are served by strip lighting, kitchen & wcs. The premises benefits from a forecourt which can house 6 cars + a rear parking & loading site approached on both sides of the property.
- Terms (Freehold):** £1,795m
- Additional:**

FREEHOLD FOR SALE -
SINGLE STOREY
WORKSHOP/WAREHOUSE &
OFFICES

Aintree Road Perivale, UB6 7LA

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Click on picture to tour the property.

TO LET - PRESTIGE OFFICE BUILDING

Harmood Street, NW18DJ

- Size:** 50,289 sq. ft. (4.65 sq. m.)
- Location:** The Prestige development is located close to The Camden Lock & the major shopping area of Camden at the junction of Harmood Street & Chalk Farm Road. Both Camden & Chalk Farm underground stations are close by.
- Description:** Prestige HQ Building on 5 levels to be built to a high specification. Central Atrium core: Lifts, air-conditioning, wooden floors, cat 5 & 2 cabling & lighting.
- Terms (Leasehold):** Rent £29 psf Upper levels, £14 psf Lower levels. A full repairing & insuring Lease by arrangement. Availability & occupation 18 months development programme anticipated.
- Additional:** [Preliminary particulars](#)

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