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

metropolis pd

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.

metropolis pd

Our Ref: AH/BRH

DX No. 46452 Kentish Town



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 11/2 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.

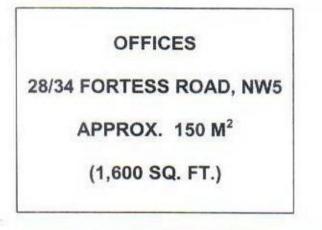
We have advised you of the poor state of the market demand for B1 premises generally and we consider that this poor demand will continue into the foreseeable future especially for premises which do not meet modern day requirements which so many of the other premises coming available to the market do. 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,

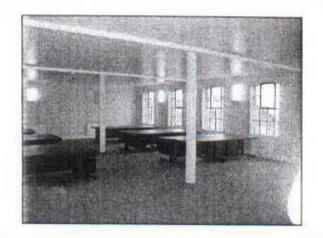
Alan Harvey BSC MRICS e-mail address: ah@salter-rex.co.uk;

Direct Dial: 020 7428 6815



SAI

Chartered Surveyors



LOCATION:

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

FX

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 Male & Female W.C.'s Alarm Lift Good Natural Light 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 7207 2071



OFFICE PREMISES TO LET 141-145 KENTISH TOWN ROAD, NW1

F,

RICS

Partners Da

APPROX. 240 M²



LOCATION:	Kentish Town Road an	ted towards the Northern end of d is within a short distance from ound Station and Kentish Town
THE PREMISES:	The office suite compr <u>Floor</u> . Includes 50 sq f	ises of 2,587 Sq. Ft. on the <u>First</u> t of mezzanine are.
AMENITIES:	Central Heating Air Conditioning	Alarm Good Natural Light
	Private Courtyard	Newly refurbished
	Network Caballing W.C's	Entryphone System
TERMS:	The premises are avail term to be agreed.	able by way of a new lease for a
RENT:	£50,000 per annum.	
VIEWING:	By prior appointment t	hrough Agents as above.

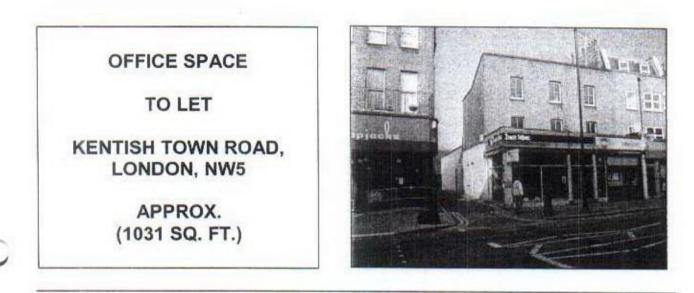
Ref: MY or AH

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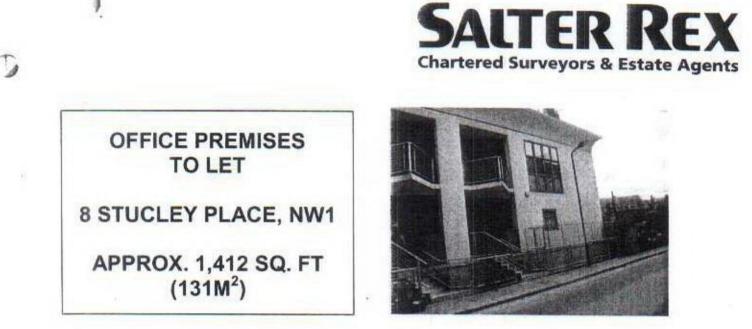


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LOCATION:	Situated at the northern Kentish Town tube Station	end of Kentish Town Road, close to
THE PREMISES:		nprises of office accommodation at the I, with own private entrance.
AMENITIES:	Intercom System Good Natural Light Alarm	
LEASE TERMS:	A new fully repairing and i arrangement.	insuring lease to be granted for a term by
MEASUREMENTS:	First Floor	491 sq ft
	Second Floor	540 sq ft
	Total	<u>1031 sq ft</u>
RENT:	£18,000 Per annum or ne	arest offer.
VIEWING:	By prior appointment through	ugh Agents as above.
	Ref: MY or AH	
	THE PREMISES: AMENITIES: LEASE TERMS: MEASUREMENTS: RENT:	THE PREMISES: The accommodation confirst and Second floor level AMENITIES: Intercom System Good Natural Light Alarm Alarm LEASE TERMS: A new fully repairing and to arrangement. MEASUREMENTS: First Floor Second Floor Total RENT: £18,000 Per annum or ne VIEWING: By prior appointment throw

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



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

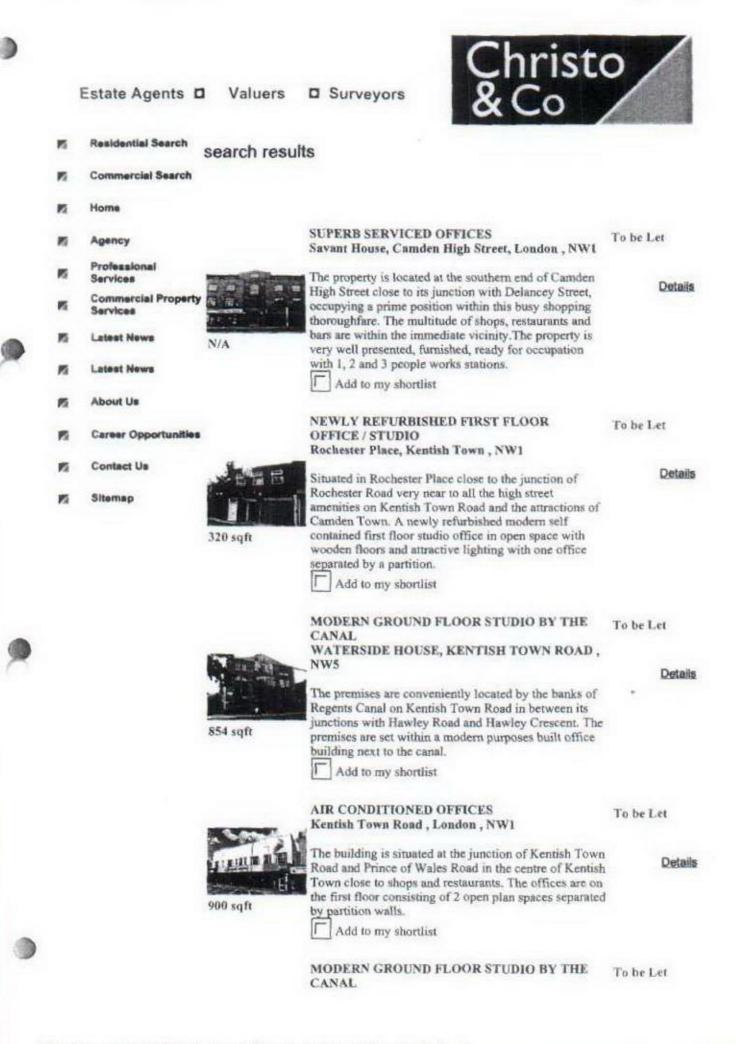
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Search for a Property to Let

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Details



Waterside House, Kentish Town Road, Camden Lock , NW1

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



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

r



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

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.

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

these stylish live/work buildings at St Paul's

Situated between Camden, Islington and Kings Cross,

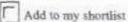
Interchange provide flexible accommodation for those seeking contempory living without the hassle of the daily commute to work. St Pauls Interchange is equidistant from the vibrant energy of Camden Town,



including its world famous market and stunning lock, Islington and Kings Cross.

Full Details Available on-line at:

www.stpaulsinterchange.co.uk



NEWLY REFURBISHED GROUND FLOOR STUDIO/OFFICE

Highgate Business Centre, Highgate Road , NW5



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

To be Let

Details

Freehold for sale

Details

To be Let

Details

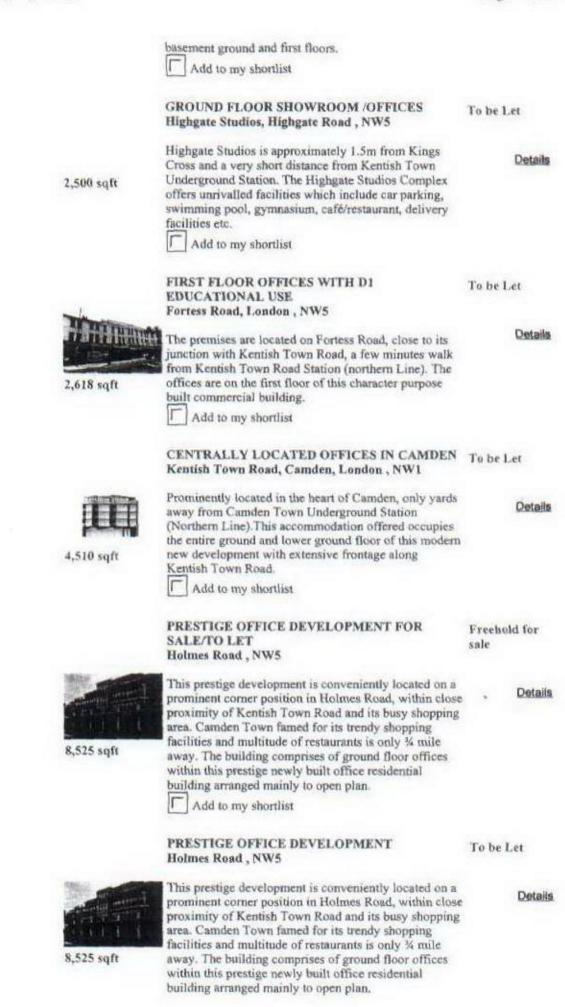
To be Let

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.	
	MODERN 3RD FLOOR OFFICE Water Lane, Camden Lock , NWI	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	Detaila
	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
STILL 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.	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.	Details
	SHWOROOM/OFFICE BUILDING Highgate Road, NW5 The property is situated on the north east side of	Freehold for sale
2,117 sqft	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	Oetails

Search for a Prop	perty to L	et
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Add to my shortlist

Christo & Co - residential and commercial property specialists, estate agents, valuers and surveyors in Kentish Town, Camden Town and throughout North & North West London

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5 result(s) found.

Result:	1
Reference:	1205571
Туре:	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	
Туре:	Office	
Size:	1,776 sq ft	
Location:	London (NW)	
Brief details:	Offices located on Hampstead Gate, Frognal. Total over Grnd, 1st & 2nd Firs: 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	L .	Register	Interest
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	Register Interest	
Result:	4	
Reference:	1199734	
Туре:		
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	
Туре:	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	
	F	
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Next Page

Result:	1
Reference:	1215960
Туре:	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
Туре:	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

3
1197729
Office
7,911 - 16,221 sq ft
London (NW)

Page	2	of	4
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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
Туре:	Office
Size:	1,450 sq ft
Location:	London (NW)
Brief details:	Air conditioned office suite located on Camden High Street, NW1 - 4th floo of approx. 1,450 sq ft - Terms upon application - Rent £32.50 psf
	Register Interest
Result:	5
Reference:	1207636
Түре:	Office
Size:	4,510 sq ft
Location:	London (NW)
Brief details:	Offices located on Kentish Town Road. Total over Grnd & Lower Grnd Firs: 4,510 sq.ft. Terms on application. Shell & Core.
	Register Interest
Result:	6
Reference:	1211122
Туре:	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 Leas for a term to expire Dec 2011. Rent on application. Rates & S/Charge to confirmed.
	Register Interest
Result:	7
Reference:	1196214
Туре:	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 pS/Charge: £2,000 pax.
	Register Interest

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Result:	8			
Reference:	1212388			
Туре:	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			
Туре:	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			
Туре:	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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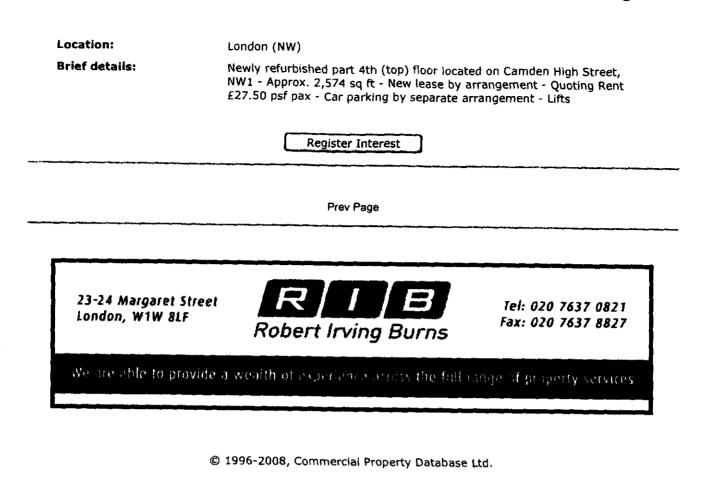
Prev Page

Result:	11
Reference:	1210478
Туре:	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
Туре:	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	
Туре:	Office	
Size:	2,574 sq ft	



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1 Mercers Mews London, N19 4PL N19 4PL Office - Leasehold 170.0 sg mt sg 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
Stations				

o Tufneil Park (Northern Line)

Price

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£35,000 per annum exclusive

Disclaimer

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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

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.

0.00 sq m

Amenities

Entry Phone	Kitchen	WC	Central Heating

Floors

Total

0.00 sq ft

Stations

Chalk Farm underground station (Northern Line)

Price

£29.50 per sq ft

Notes

TENURE: Leasehold. The currents tenants will be vacating the property in February 2008. 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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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	Cated		
Floors		in the start houring	Gated entrance	Potential storage	
Total		0.00 sq ft	0.00		
Price		0.00		sq m	
£50,000 per annur	n				
Notes					
TENURE: Leaseho	ld				

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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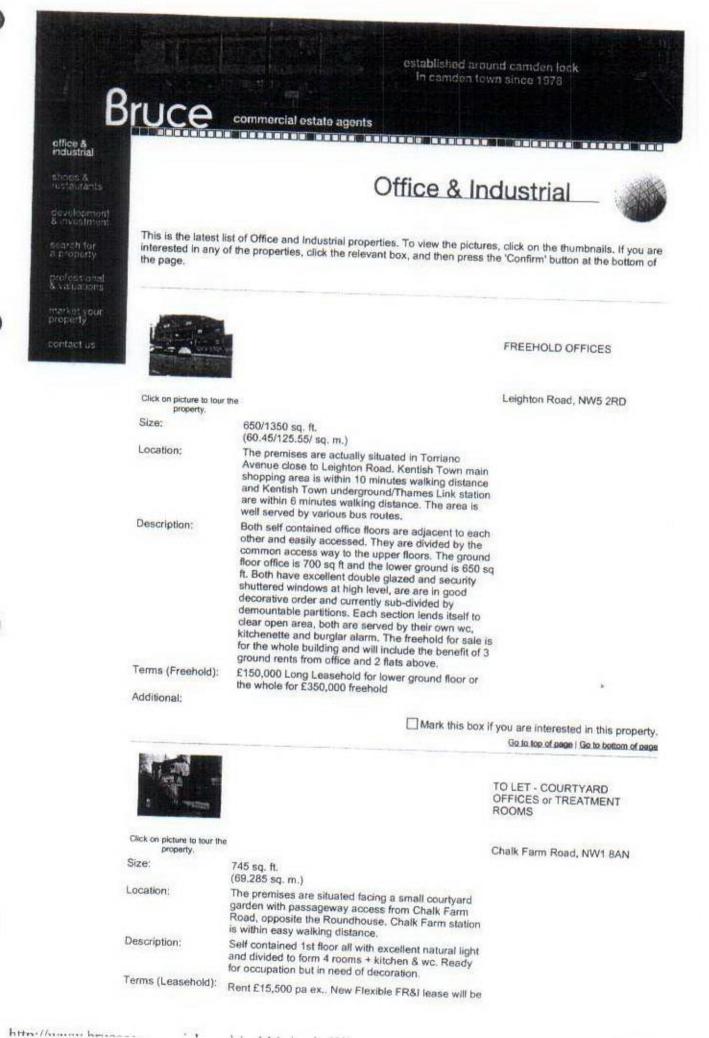
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Page 1 of 7



Bruce Commercial Estate Agents: Office and Industrial

Page 2 of 7

	granted, long or short term available, outside the L&T Act. + Rates & deposit.	
Additional:	Under offer	
	Mark this box it	you are interested in this property.
		Go to top of page Go to bottom of page
And A		
0		TO LET - INCLUSIVE MEDIA STYLE OFFICE
Click on picture to tour the		Bayham Street, NW1 0ER
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 fron 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 includeing 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:		
	Mark this box i	f you are interested in this property Go to top of page I Go to bottom of page
ST.		FREEHOLD - OFFICE or SHOP
Click on picture to tour the		Malden Road, NW5 3HN
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 comer 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 Suare, this area has concrete floors. Stairs leding 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): Additional:	E305,000 O.N.O.	
	Mark this box i	f you are interested in this property. Go to top of page (Go to bottom of page
		TO LET £20 psf - AIR-CON OFFICE/SHOP
Non-stationards and		

Click on picture to four the property. Size: 1250/2500 sq. ft. (116.25/232.5/ sq. m.) 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:	

Mark this box if you are interested in this property. Ge to top of page | Go to bottom of page

Contraction of		TO LET - PROMINENT OFFICES - 3 MONTHS RENT FREE £20 psf
Click on picture to tour th property.	e	Conde the s
Size:	1270 sq. ft. (118.11 sq. m.)	Camden High Street, NW1 ONE
Location:	Prominenetty 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:	in and a deposit	

Go to top of page | Go to bottom of page

TO LET - LOFT STYLE OFFICE/STUDIOS

Imperial Works, Perren Street, NW5 3ED

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		37
Click on picture to tour the property.	10	1
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 dipicted 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 FI £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.	

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Additional:	ALL UNDER OFFER	
	Mark this bo	ox if you are interested in this property
The second second		Go to top of page Go to bottom of page
3 Martin	1	
		TO LET £17.30 psf HI SPEC
		OFFICES
Click on picture to tour	Die	
property. Size:		Bayham Street, NW1 0AA
50 VI	1500 sq. ft. (139.5 sq. m.)	
Location:	Situated on the West side of Bayham Street, between the ingetion of Broth Street	en
	the junction of Pratt Street and Plender Street, close to the centre of Camden Town & 5 mons walk of the underground.	9 1
Description:	Approached via an impressive attractive close	
	entrance to a reception area, thereafter bold staircases lead to both ground and mezzanine level	
	thoory occorated, july wred up with integrated and	s. er
Terms (Leasehold	a telephone system, ready for occupation	
and the second	benefit of lease & certain F&F 15 years leave for	
National Action (Dec 10 2005 on FR& subject to 5 yearlease from reviews. + Rates & Deposit.	
Additional:		
	Mark this box	If you are interested in this property.
Day because of the		Go to top of page Go to bottom of page
The second second		TO LET - GROUND FLOOR
CONTRACTOR OF		OFFICE/STUDIO £20 psf
Click on picture to lour th	e	U.S. Co
property. Size:	1500 sq. ft.	Harmood Street, NW1 8DN
Participation of the second	(139.5 sq. m.)	
Location:	Situated on the West side of Ferdinand Street, close to the junction with Chalk Farm Road & its	
Deportation	underground station within 5 mins walking distance	
Description:	Ground floor fully carpeted offices and coffee point area., all tastefully decorated and provides and its	
	open plan working space with good natural light. Now ready for occupation	
Terms (Leasehold):	Rent £30,000 New 6 year FR&I loans subject to	
Additional:	review at 3rd year. + S/charges, rates & deposit.	
	Mark this box if	you are interested in this property.
-		Go to top of page Go to bottom of page
- 69006		TO LET £15.45 psf - OFFICE/STUDIO BUILDING
		STATES TODIO BOILDING
Click on picture to tour the		Dochaster Die
property.	1780 sq. ft.	Rochester Place, NW1 9JX
	(165.54 sq. m.)	
ocation:	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	
escription:	The building is approached either through double	
	premises are in good decorative arder with the	
	HOUND NOOR Mainly in Clear space stairs loading to	
	ist floor divided by removable partitions into 3 rooms.	

		1 age 5 (
	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 (Leasehok	d): Rent £27,500 pa ex New 3 year loans on cross	
Additional:	outside the L&T Act. + Rates & Deposit	
e lo di boridi.		
	L_ Mark this bo	x if you are interested in this property
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副 中 1		TO LET - HI SPEC COURTYARD
Philip - Anna		OFFICE/STUDIO
Click on picture to tour		
property.		Gloucester Avenue, NW1 8HX
Size:	2000 sq. ft. (186 sq. m.)	
Location:	Situated on the fashionable Gloucester August	
	Gove to the Recents Park Road choosing and	a
Description:	A newly formed ground floor self contained	
	oning is available for immediate occupation	n 1
	wooden floor & all modern facilities.	
Terms (Leasehold)	Rent £65,000 pa ex No premium A new Front	
	will be granted, subject to 5 yearly rent reviews + Rates & deposit.	
Additional:		
	Mark this box	If you are interested in this property.
Sec		Go to top of page Go to bottom of page
ALL STREET		
- HAR		FREEHOLD or TO LET - OFFICE
		BUILDING
-		
Click on picture to tour th property.		Lyons Place, NW8 8NL
Size:	2340 sq. ft.	
Location:	(217.62 sq. m.) Prominent frontage to Lyons Place, close to the	
	Jon out with Aberdeen Place just off Maide Val-	
Description:	within easy walking distance of the underground. Highly attractive office building, fully self contained on 3 floors. About the based of the underground of the second of	
	o noois. About to be returnished allowing maximum	
	ENL, fitted kitchen, central heating & wooden for	
	Recent planning permission granted for conversion into 5 flats.	
Terms (Freehold):	£1.7m + VAT	
Terms (Leasehold):	Rent £25 psf + VAT. New lease to be crosted for a	
Additional:	minimum term of 3 years on FR&I. + deposit & rates	
	L Mark this box if	you are interested in this property.
Cont of such and in the such as		Go to top of page / Go to bottom of page
Low Martin		
	F	REEHOLD WORKSHOP &
CORPORATE C		HOP
Dick on picture to tour the		
property.		followay Road, N7 8LT
Size:	4755 sq. ft. (442.215 sq. m.)	
ocation:	na na aq. m.j	

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

	station. Between the junctions of Furlong Road & Madras Road	
Description:	The premises are in very poor condition and will require substantial refurbishment. The unit currrently 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	
	Mark this box	if you are interested in this property.
	and the second se	Go to top of page I Go to bottom of page
- 1 (1 (0) (1 (0))		VIRTUAL FREEHOLD or TO LET
		OFFICES/STORES/SHOWROOM
Click on picture to tour th	10 10	
property. Size:		Holmes Road, NW5 3AN
	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.	
erms (Freehold):	Price £2.2m for a 999 years Long Leasehold	
erms (Leasehold):	Rent £144,000 pa + VAT. Lease by arrangement + S/charges & rates	
dditional;		

Mark this box if you are interested in this property. Go to top of page | Go to bottom of page

	PROPERTY AND A PROPERTY OF THE
	FREEHOLD FOR SALE - SINGLE STOREY - WORKSHOP/WAREHOUSE & OFFICES
11900 sq. ft. (1106.7 sq. m.)	Aintree Road Perivale , UB6 7LA
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	
The premises comprise a single storey workshop/warehouse building, currently being utilised as a car repair centre, with celling height of 12ft to the inderside 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 ear parking & loading site approached on both sides.	
	11900 sq. ft. (1106.7 sq. m.) 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. The premises comprise a single storey workshop/warehouse building, currently being utilised as a car repair centre, with celling 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 ear parking & loading site approached on both sides of the property. 1.795m

Mark this box if you are interested in this property. Go to top of page | Go to bottom of page

	TO LET - PRESTIGE OFFICE BUILDING
e	Harmood Street, NW18DJ
50,289 sq. ft. (4.65 sq. m.)	
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 understand	
Prestige HQ Building on 5 levels to be built to a high specification. Central Atrium core: Lifts, air- conditioning, wooder floors, cat 5 & 2 opholion 8	
Rent £29 psf Upper levels, £14 psf Lower levels. A full reparing & insuring Lease by arrangement. Availability & occupation 18 months development	
Preliminary particulars	
Mark this box if	you are interested in this property. Go to top of page Go to bottom of page
	 (4.65 sq. m.) 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. Prestige HQ Building on 5 levels to be built to a high specification. Central Atrium core: Lifts, airconditioning, wooden floors, cat 5 & 2 cabeling & lighting. Rent £29 psf Upper levels, £14 psf Lower levels. A full reparing & insuring Lease by arrangement. Availability & occupation 18 months development programme anticipated. Preliminary particulars

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