

# SALTER REX

Chartered Surveyors

**OFFICE/STUDIO**

**TO LET**

**42A MALDEN ROAD, NW5**

**APPROX. 55M<sup>2</sup>**

**(600 SQ. FT.)**



**LOCATION:**

The premises are situated at the corner of where Marsden Road meets Malden Road. Chalk Farm tube station and Kentish Town West (Silverlink) Stations are within close proximity.

**DESCRIPTION:**

The premises comprise of a self-contained office/studio space on ground and first floor levels, providing wooden floors, heating and kitchenette.

**AMENITIES:**

Wood Panelled Flooring	W.C
Gas fired Central Heating	Shower
Good Natural Light	Alarm
Fitted Kitchen	Security Shutters

**RENT:**

**£15,000 Per Annum Exclusive.**

**LEASE:**

New Fully Repairing and Insuring lease to be granted for a term of years to be agreed.

**LEGAL COSTS:**

Both parties' legal costs are to be borne by the ingoing tenants.

**VIEWING:**

Strictly by prior appointment through Agents as above.

**Ref: AH or OE**

**RECEIVED**  
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