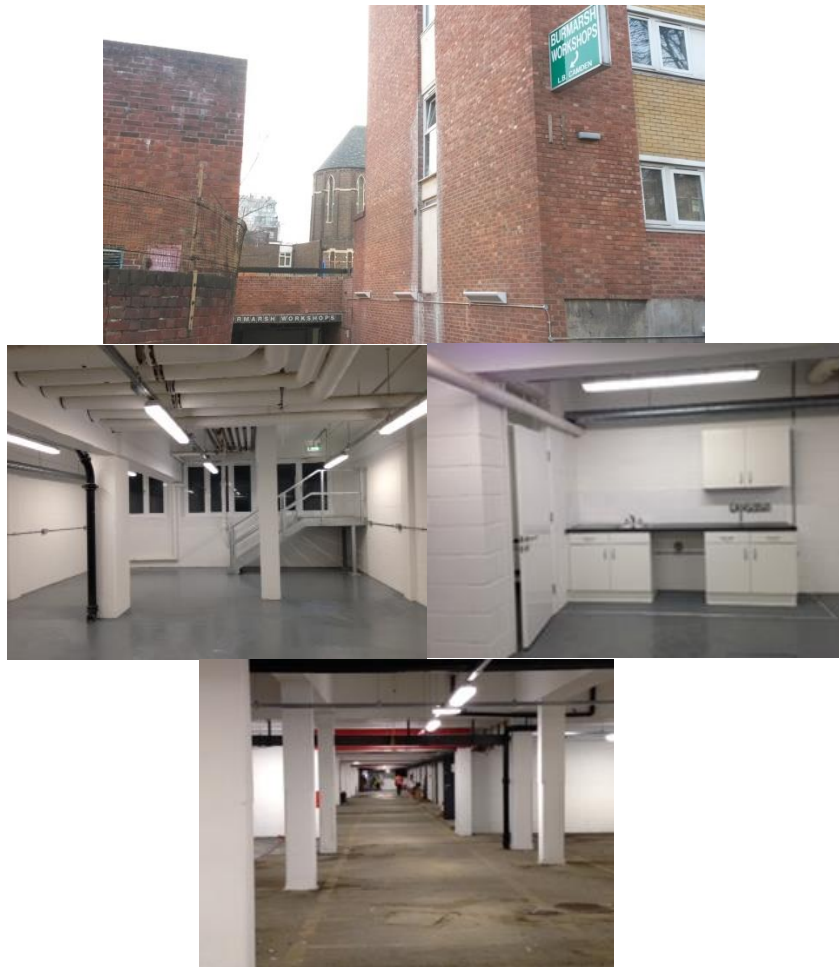


BURMARSH WORKSHOPS
71 Marsden Street, London, NW5 3JA
NEWLY REFURBISHED B1 BUSINESS UNITS
AVAILABLE TO LET



The London Borough of Camden seeks offer proposals from parties interested in acquiring a commercial lease of B1 business/workshop unit/studio space. The units are situated on the ground floor below residential flats at Burmarsh and are conveniently located within an approximate 8 min walking distance of Chalk Farm London Underground station.

Leases are available flexibly on terms of between 3- 10 years.

Car parking (per workshop) is available for one car.

Further guest car parking spaces may be available and loading/unloading is permitted within the corridors (further information to be provided). The eaves and ceiling heights may not be suitable for certain business vehicles, the block is intended for office/studio and certain light industrial uses please check for suitability. There are soon to be new electronic gates operating. There is one way vehicle access only (separate entrance and exit).

Each unit benefits from double glazed windows, an independent WC and sink area with fitted cupboards, electrical points and LED lighting.

Accommodation Units of various sizes are available see table below in 'rents' section below. All premises are located on the ground floor. Each business unit now benefits from its own individual facilities.

Terms Subject to Contract a new standard commercial lease is available for a term of 3 -10 years, with a rent review every 3 years. Legal costs are to be borne by the ingoing tenant. A rent deposit equivalent of 3-6 months' rent will be required subject to financial information provided upon application. We ask for a credit check to be provided with your application as an individual taking a lease or when acting as a guarantor. Ingoing tenants will be required to keep the property in good substantial condition and repair and will be responsible for ensuring that all service installations comply with all the appropriate regulations throughout the period of the lease.

Rent

Unit		Approx NIA (sq ft)	Rent
4	Available	874	15250
5	To be confirmed	841	14650 (may not be available- to be confirmed at a later date)
7	Available	1116	19600
9	Available	563	10,100
10	Available	719	12,950
15	Available	1424	23750
16	Available	538	9200

Note VAT is not charged on rent. Also Unit 5 may not be available due to the possibility of relocating a tenant.

Rates The current Rateable Values of the business premises are due to have a rates re-assessment so details on rateable values are not presently available from the VOA. Once these details are confirmed by the VOA interested parties are advised to contact the Council's business rates section to obtain further information as to rates payable on 0207 974 6460.

Planning The permitted use is **B1 Business** premises, within the Town and County Planning (Use Classes) Order 1987. Please contact the Council's Planning Department on 0207 974 4444 for more information.

Offer Form Offers should be made by completing and supplying the information required on the 'prospective tenant's commercial application form'. This can be downloaded from the 'Business Section' on the Council's website, or a word version can be requested from me to send to your e mail address. As part of your application we request a detailed description of the activities you will run from the premises, if there is not enough space on the form please include an extra page along with the application form. The application form and supporting information should be scanned to me at sharon.wallace@camden.gov.uk, the paperless method would be preferred but if there is difficulty this way then the information can be compiled in one pack and posted to the council offices, marked to the attention of **Sharon Wallace** at:
London Borough of Camden
Camden Town Hall
Commercial Property Management
Judd Street
London
WC1H 9JE

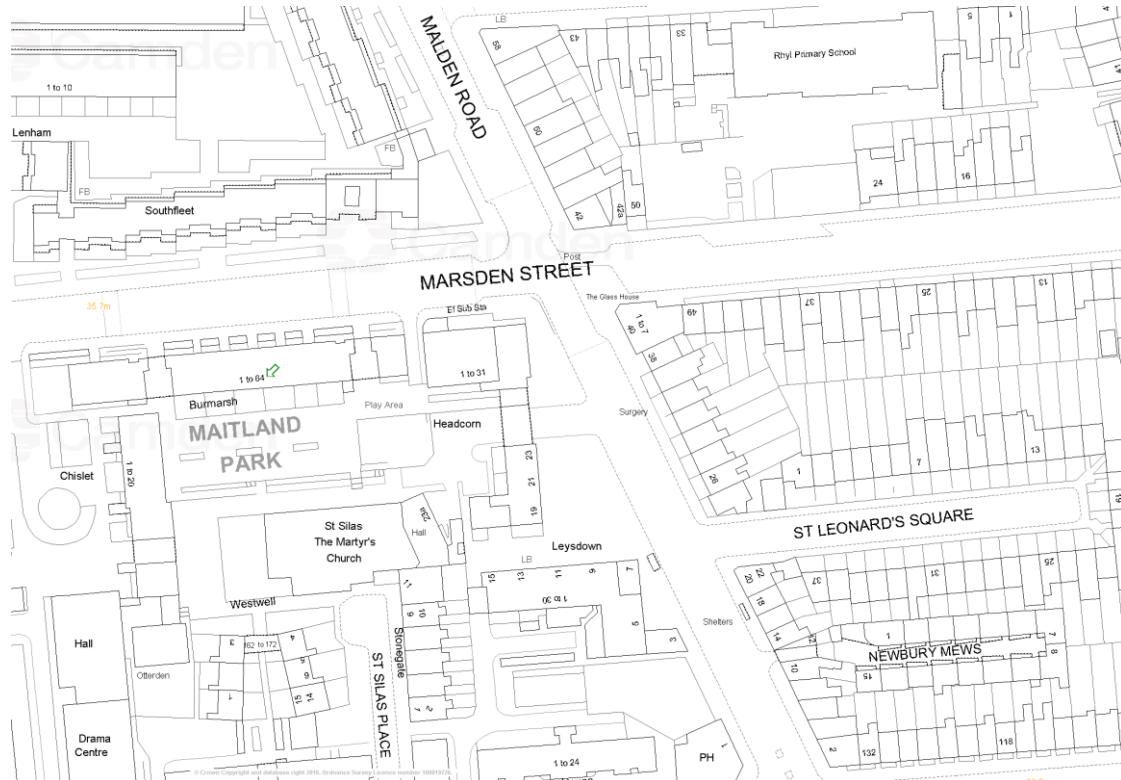
Closing date The deadline date set for the receipt of application forms is **3rd April 2017**.

Conditions The Council is under no obligation to accept the highest or any offer. If an offer is accepted, property administration fees of £350 and initial legal fees payment of approximately £400 will be due and solicitors will be instructed upon receipt of this. The premises will then become under offer for a period of 28 days (upon acceptance of offer and receipt of payment) and will be taken off the market. The above fees once paid will be non- returnable. A further legal fee will be collected upon completion of documents at £600 + 1% of rent (for units with rental value of £10-20K) and at £600 + 1.5% of rent (for rents over £20K). Within the 28 days period the parties will seek to agree and complete the lease.

Viewings Viewing Dates are available weekly – please request a viewing date with Sharon Wallace 0207 974 7870. sharon.wallace@camden.gov.uk

For further information about commercial property to let at LB Camden and FAQ's please visit the council's website: <http://camden.gov.uk/ccm/navigation/business/property-for-sale-and-let/commercial-property-to-let/>

Burmarsh Workshop, 71 Marsden Street, NW5 3JA - Location Maps



Burmarsh Workshops at 71 Marsden Street see green arrow (above).

Maps – not to scale, for information purposes only.

Subject to Contract & the Council's Standard Conditions and Lease Terms

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991. The London Borough of Camden give notice that:

The particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the London Borough of Camden. All descriptions, dimensions and other particular are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of the London Borough of Camden has any authority to make or give representation or warranty whatever in relation to these properties.

DATA PROTECTION ACTS 1984 & 1998 : The information provided by you is confidential, however we may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

**London Borough of Camden, Camden Town Hall
Commercial Property Management, Judd Street, London WC1H 9JE**