

1 Marylebone High Street
London W1U 4LZ
T 020 7009 2300
F 020 7009 2311
office@edwardcharles.co.uk
www.edwardcharles.co.uk

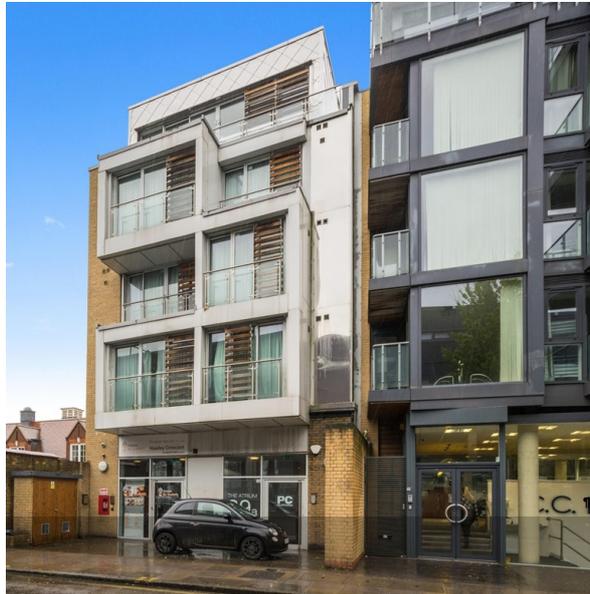
**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

29A KENTISH TOWN ROAD | CAMDEN **NW1 8NL**

MODERN SELF CONTAINED OFFICE FOR RENT

6,235 Sq Ft – Available

Could be suitable for D1 use, subject to planning



Location

The property is accessed via Kentish Town Road and is prominently positioned in the heart of Camden situated approximately 200m from Camden Town Underground Station (Northern line) and 300m from Camden Road Overground Station.

The premises is in close proximity to Camden Town's famous lock markets and large office developments with immediate occupiers including Viacom, Dr Martens and the Open University.

Camden Town is home to a number of pubs, bars and restaurants with Camden High Street boasting a wealth of amenities including Sainsbury's, Pret A Manger, Boots and Post Office amongst others.

Description

The property forms part of a modern mixed use development arranged over ground and lower ground floors providing modern media style self-contained office premises.

The accommodation is arranged predominantly over lower ground floor level which is regular in shape providing an open plan layout allowing efficient space planning with good natural light from large skylight / atrium.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
Ground	392	36.42	£37.70	£8.34 psf	£TBC	Available Immediately
Lower Ground	5,843	542.83				
Total	6,235	579.25				

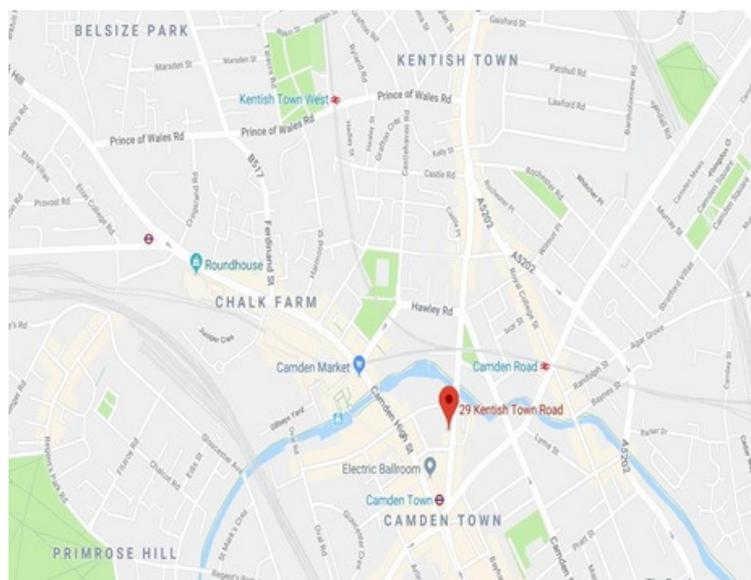
Amenities/Specification

- * Self contained
- * Open plan
- * Air conditioning
- * Atrium / skylight
- * Raised floor
- * Passenger lift
- * DDA compliant
- * Fibre connectivity
- * WC & shower facilities
- * Kitchen / break out space
- * EPC - tbc

Lease

New flexible lease terms to be agreed direct from the Landlord. Alternatively, the long leasehold interest could be available

Internal Image/ Floor plan



Viewings

Strictly by appointment through joint letting agents:

Edward Charles & Partners

Mark Phillips
mphillips@edwardcharles.co.uk
 020 7009 2305

Sean Cunningham
scunningham@edwardcharles.co.uk
 020 7009 2310

www.edwardcharles.co.uk

TSP

David Simnock
ds@tspuk.com
 020 7284 9050

James Keisner
jk@tspuk.com
 020 7284 9057

www.tspuk.com