



High Profile Studio / Offices To Let

140-146 Camden Street, Camden Town, NW1 9PF

27,356 SQ FT (2541.45 SQ M.)



Location: Centrally located overlooking Regents Canal and close to the junction of Camden Street with Camden Road in the heart of Camden's vibrant media and office environment. Both Camden Underground (Northern Line) and Camden Road (Main Line) stations are within a few hundred metres of the premises. This property is excellently located for shopping, restaurants and entertainment facilities all close by including the world-famous Camden markets which help attract over 10 million visitors a year to the area.

Description: This rare mixed-use building benefits from excellent natural light and is equipped with comfort cooling and central heating. There is a fully fitted kitchen and separate toilet facilities on each floor.

- 🌀 Convenient Location
- 🌀 Comfort Cooling & Heating
- 🌀 Good Natural Light
- 🌀 Central Heating

- 🌀 Integral Male & Female WC's
- 🌀 Perimeter Trunking
- 🌀 Wood Strip & Carpet Tiled Flooring
- 🌀 Fitted Kitchen Within Each Suite



	SQ FT	SQ M
OFFICE		
Canal Level	5,200	483
Street Level	6,035	460
First Level	5,100	473
G.I.A	16335	1516
WAREHOUSE		
Ground Floor Warehouse	6,077	564.57
Mezzanine	4,603	427.63
Feeder Room & Lobby	341	31.68
G.I.A	11021	1023

Tenure: Leasehold

Terms: A new effect Full Repairing & Insuring lease for a term of 15 years subject to rent review at 5 year intervals.

Rental: Details on application.

Service Charge: To be assessed.

Rates: Interested parties are advised to make their own enquiries with the Local Authority.

EPC: To be confirmed.

LEGAL COSTS: Both parties legal costs to be paid by the in going tenant.



VIEWING & FURTHER INFORMATION: Strictly by prior appointment.

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