

1 WHITTLEBURY MEWS EAST

Camden



LDG

PURCHASING OPPORTUNITY SUITABLE FOR
OCCUPIERS OR INVESTORS - MODERN FITTED
OFFICES - ATTRACTIVE LOCATION IN
PRIMROSE HILL - FIBRE - AC



1 Whittlebury Mews East







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DESCRIPTION

Of interest to both owner occupiers & investors.

An opportunity to purchase a contemporary purpose built office building located in the ever popular Primrose Hill neighbourhood. The offices have been designed to embrace its architectural features with exposed columns and concrete slab ceilings, with industrial ducting showcased. Each office has excellent volumes of natural light, with the premises housing a number of meeting rooms / offices as well as open plan working areas.

HIGHLIGHTS

- Class E planning
- Modern fitted offices
- Air-conditioning
- Fully Integrated Kitchen
- Exposed Concrete Beams & Ceilings
- Exposed Industrial Features
- Concrete Screed Flooring
- Passenger Lift
- DDA Compliant Facilities
- Skylights

PRICE

£2,650,000 - Subject to contract.

TENURE

Long leasehold interest expiring December 3013.

VAT

The property is elected for VAT.

TENANCY

The existing tenant has a lease until 31st October 2027 at a passing rent of £157,000 per annum inclusive of service charge. The tenant has indicated they would be prepared to vacate the property, subject to negotiation. Lease details are available upon request.

VIEWINGS

Bookings for physical and virtual tours are available, so we can walk you through how great this space in.

COMMUTE

Chalk Farm - 4 mins

Camden Town - 13 mins

Kentish Town West - 13 min

Swiss Cottage - 19 mins

PARKING

There is no onsite parking. Just Park Camden is 10 minutes walk away.

FOODIE HOTSPOTS

- Lemonia - OKA

- Le Ferma - Little Bread Pedlar

LIQUID LUNCH

- The Landsdowne - The Queens

- The Princess of Wales - The Engineer

A STRETCH AWAY

- Breathe Fitness - Anytime Fitness

- Fierce Grace Hot Yoga - Primrose Hill

ADDITIONAL INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	Building Type	sq ft	sq m
Lower Ground	Office	931	86.49
Ground	Office	1,076	99.96
1st	Office	1,034	96.06
2nd	Office	787	73.11
Total		3,828	355.62

Ready to talk?



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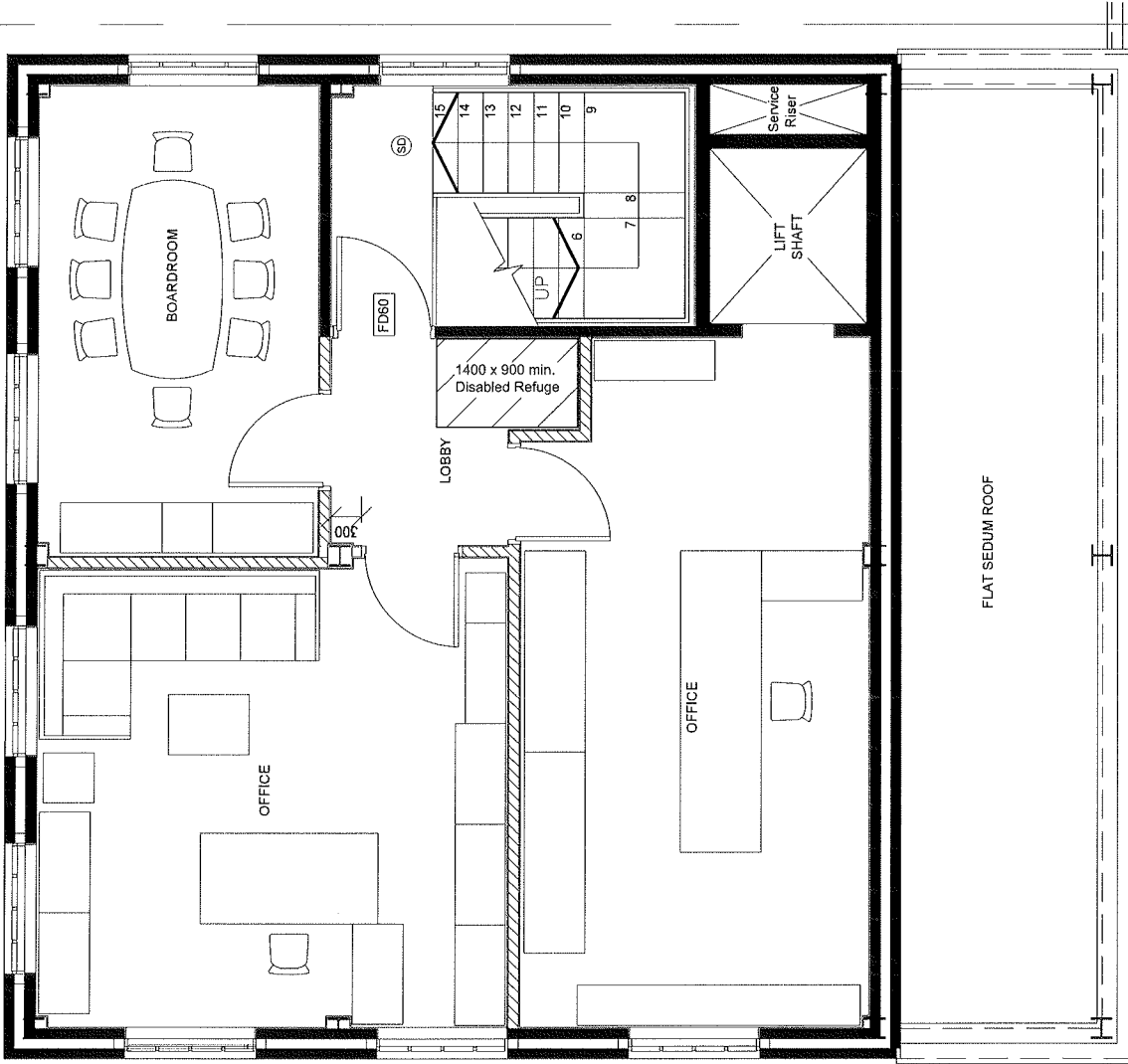
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1 Whittlebury Mews East



10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion

PROPOSED SECOND FLOOR PLAN SCALE 1:50



10cm

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies must be reported to the architect immediately. This drawing is to be read in conjunction with all relevant documents.

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Revisions

B 10.07.15 Office furniture added

CLIENT

Jonathan Fry

JOB DESCRIPTION

1 Whitelebury News East
London
NWT 8JB

DRAWING TITLE

Proposed Second Floor Plan

TENDER DRAWINGS

Scale	Date	Drawn	Checked
1:50 @ A3	JAN 15	CJH	JH



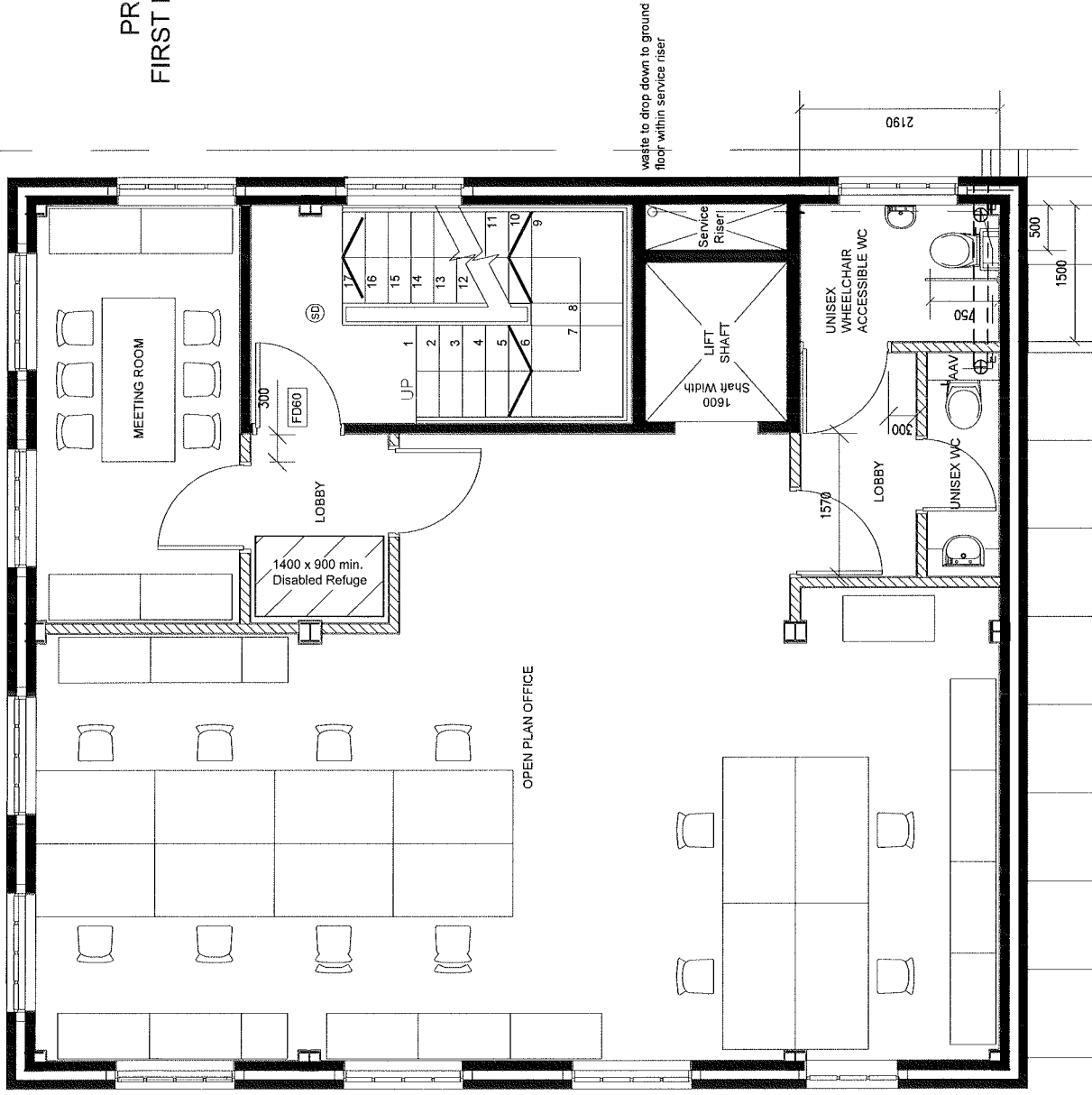
Cubic Building Surveying Limited
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Tel: 01264 816666
www.cubic.co.uk
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Drawing Number

C13320-207-B

10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion

PROPOSED FIRST FLOOR PLAN SCALE 1:50



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Revisions:
B 19.02.15 Office furniture added

CLIENT
Jonathan Fry

JOB DESCRIPTION
1 Whittebury Mews East
London
NW1 8JB

DRAWING TITLE
Proposed First Floor Plan

TENDER DRAWINGS

Scale	Date	Drawn	Checked
1:50 @ A3	JAN 15	CJH	JH

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Drawing Number | C13320-206-B

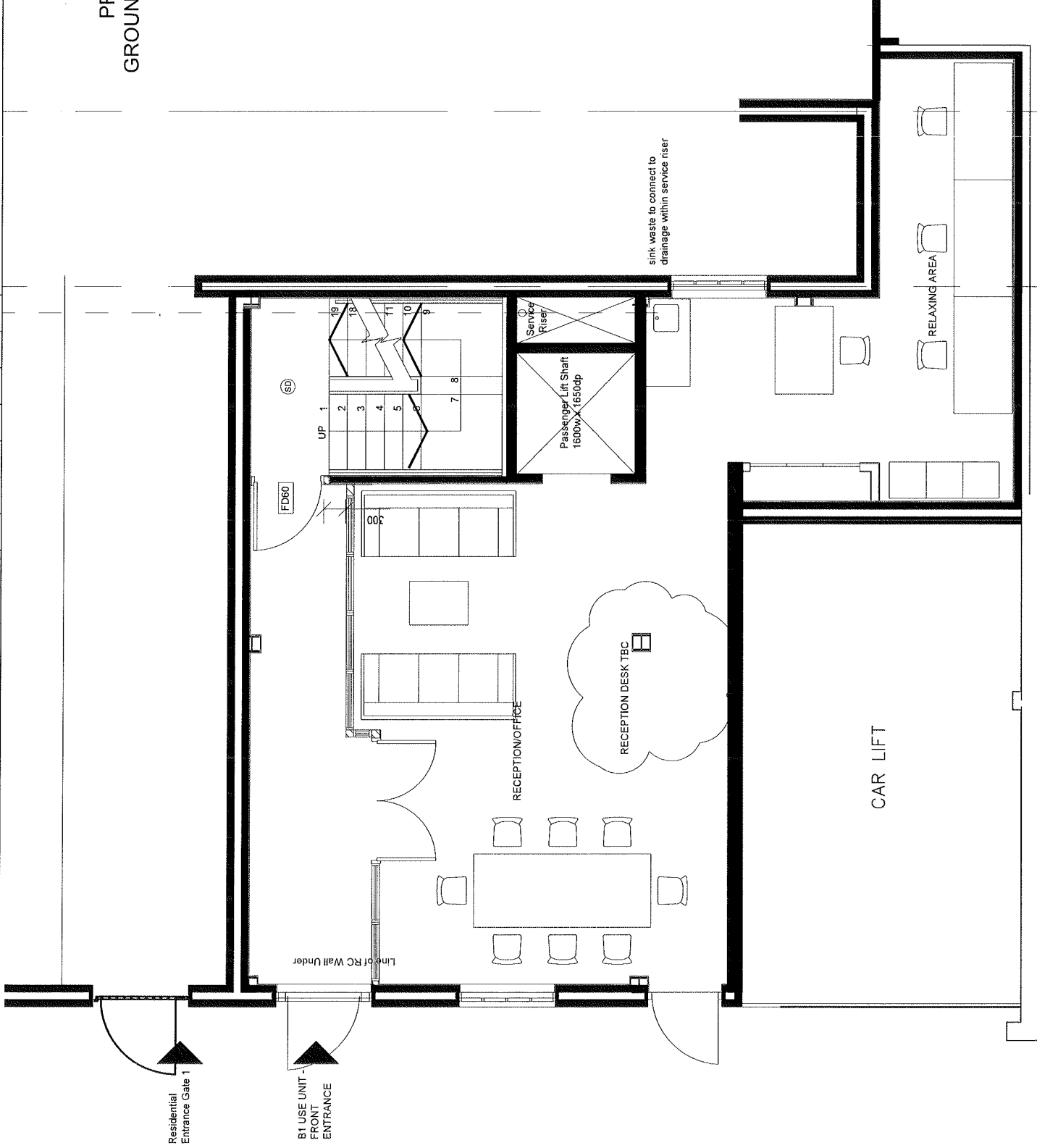
10cm

10cm SCALE WITH CAUTION Use both scale bars to check for reduction or distortion

PROPOSED GROUND FLOOR PLAN

SCALE 1:50

10cm



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Revisions	Date	Drawn	Checked
B	15/02/15	George furniture abbott	

CLIENT	Jonathan Fry
JOB DESCRIPTION	1 Whittlebury Mews East London NW11 8JG
DRAWING TITLE	Proposed Ground Floor Plan
TENDER DRAWINGS	
Scale	1:50 @ A3
Date	JAN 15
Drawn	CJH
Checked	JH

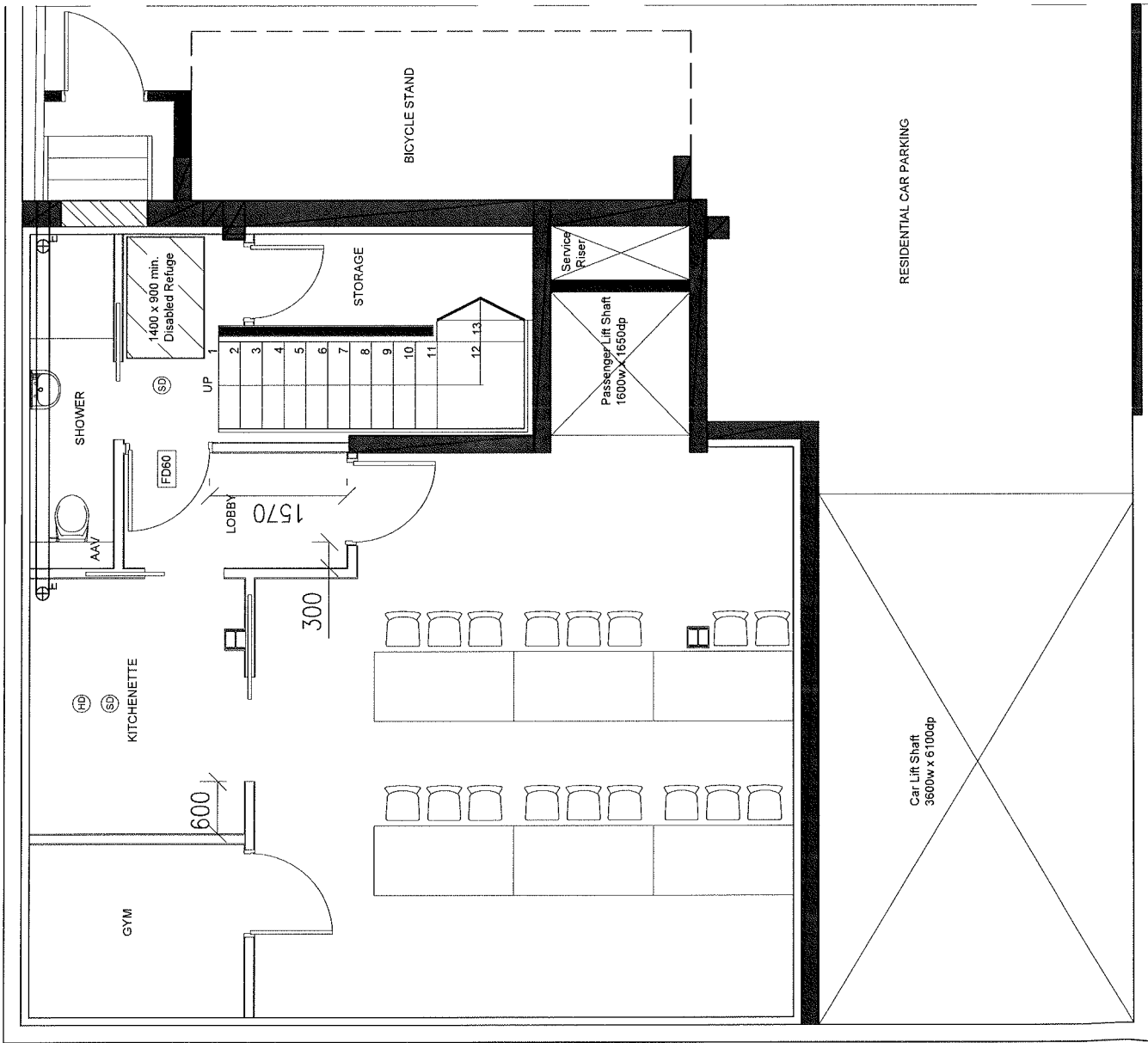
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Drawing Number: C13320-205-B

10cm SCALE WITH CAUTION use both scale bars to check for reduction or distortion

PROPOSED BASEMENT FLOOR PLAN

SCALE 1:50



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Revisions	B 13.02.13 Client furniture added		
CLIENT	Jonathan Fry		
JOB DESCRIPTION	1 Whitelebury News East London NW1 8JB		
DRAWING TITLE	Proposed Basement Floor Plan		
TENDER DRAWINGS	Date	Drawn	Checked
	1:50 @ A3	JAN 15	CJH JH

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Drawing Number **C13320-204-B**