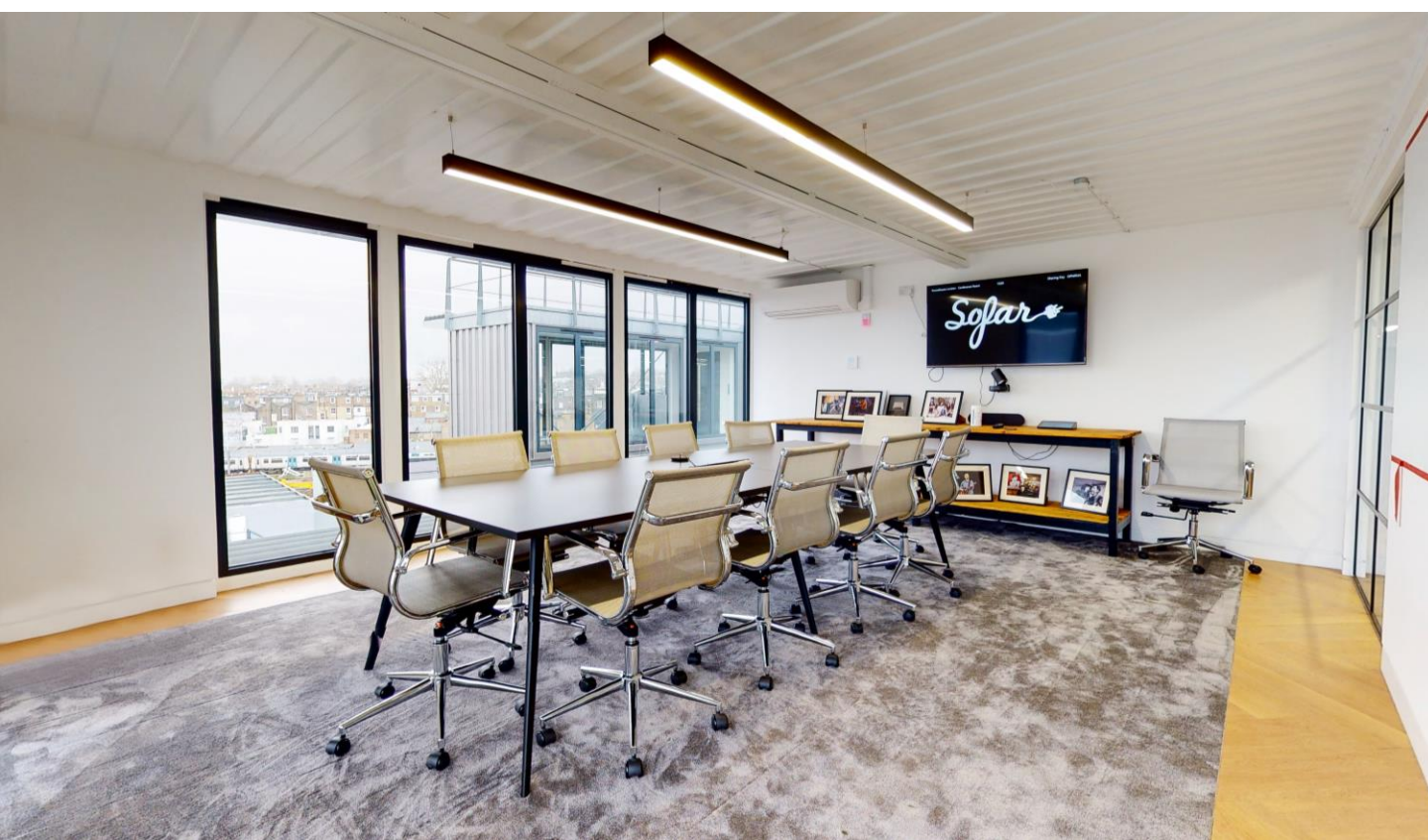


**TO LET**

**UNIQUE CREATIVE OFFICE SPACE**

EXCITING OPPORTUNITY TO BE PART OF THE ROUNDHOUSE ADMINISTRATION BUILDING  
212 REGENTS PARK ROAD, LONDON, NW1 8AW (5<sup>th</sup> FLOOR)



**[3D TOUR \(Click Here\)](#)**

1,655 SQ. FT. (153.75 SQ. M.) – **PART A**

2,539 SQ. FT. (235.88 SQ. M.) – **PART B**

4,194 SQ. FT. (389.64 SQ. M.) – **WHOLE**

**LOCATION ([GOOGLE MAPS](#))**

The property is adjacent to the Roundhouse Theatre and the famous Camden market with Primrose Hill and Regents Park a stones throw away. Chalk Farm Underground Station (Northern line) is a short walk away (0.1Miles) with Camden Town underground station a five minute walk. Numerous bus routes serve the property with extensive bike racks being provided on site.

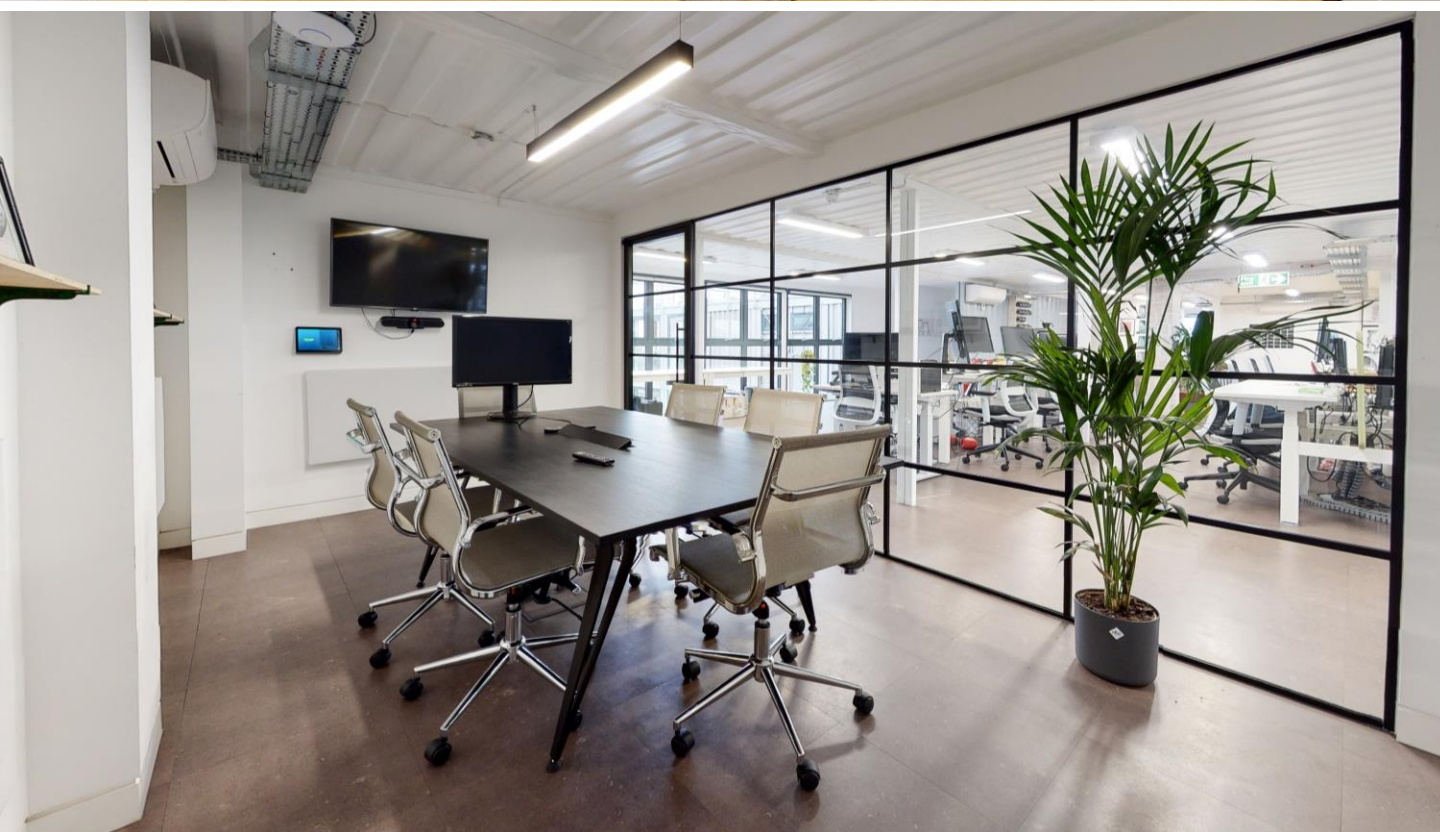
**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [props@rib.co.uk](mailto:props@rib.co.uk)

**Misrepresentation Act 1967.** These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.









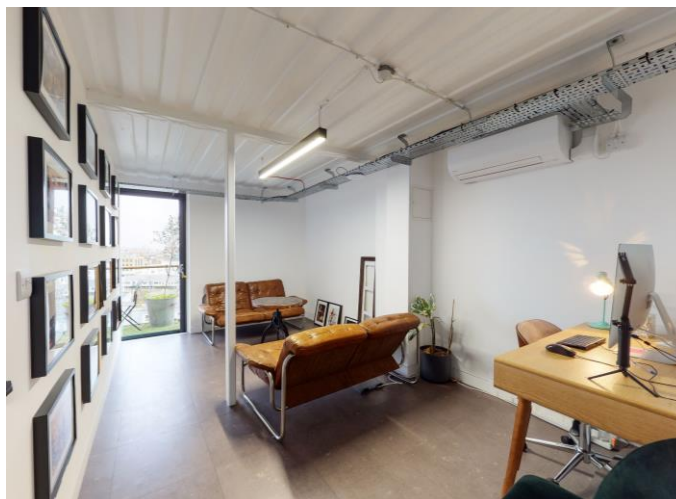
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## DESCRIPTION

The building is approached off of Regents Park Road with a minimalist entrance providing 24 hour security/reception.

The fifth floor of this modern modular building provides creative office space fitted to a high standard situated around a central staircase with full height windows on three sides providing excellent natural light.

The floor opens onto an outdoor amenity terrace with spectacular views at high level over the Roundhouse and North Camden.

The floor is fully fitted with AC (comfort cooling) 4 x meeting rooms (1 boardroom), shower, WCS, fully fitted kitchen with break out space – terraces – pop in workstations throughout with fully fitted fibre available.

The floor may be split for an incoming tenant if required and furniture is available by way of separate negotiation.

## AMENITIES

- Internet (1GB/1GB Fibre Circuit Line)
- Fantastic Natural Light
- Fitted Steel Kitchenette
- Air-Conditioning (Comfort Cooling)
- Passenger Lift
- Fantastic Views Over Camden & London
- Break Out Space
- 2 x Male WCs
- 2 x Female WCs
- 2 x Shower Facilities (with single WCs)
- Part Timber Flooring
- 4 x Meeting Rooms (1 Boardroom)
- 2 x Terraces
- Bike Racks

## FINANCIALS

Area	Camden		
Area	Part A	Part B	Whole
Size (sq. ft.)	1,655	2,539	4,194
Passing Rent (p.a.) excl.	£85,039	£130,461	£215,500
Estimated Rates Payable (p.a.)	£18,496	£28,376	£46,872
Service Charge (p.a.)	£12,484	£19,153	£31,637
<b>Estimated Occupancy Cost (p. a.)</b>	<b>£116,019</b>	<b>£177,990</b>	<b>£294,009</b>

From the 19<sup>th</sup> July 2021 the rent increases to £224,120 per annum exclusive for the whole.

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## LEASE

### Option 1

Assignment of the existing lease dated 19<sup>th</sup> July 2019 to the 18<sup>th</sup> July 2024 with a tenant only break in 18<sup>th</sup> July 2022. The lease is outside the Landlord and Tenant Act 1954.

### Option 2

Sub-lease(s) up until 1<sup>st</sup> July 2022 for the whole floor or part (A or B as seen below).

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available upon request.

## POSSESSION

Upon completion.

## PLANS

Available upon request.

## VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

**Freddie Brett**

**Tel: 020 7927 6575**

**Mob: 07384 815 052**

**Email: [freddie@rib.co.uk](mailto:freddie@rib.co.uk)**

**Henry Bacon**

**Tel: 020 7927 0646**

**Mob: 07780 472 942**

**Email: [henry@rib.co.uk](mailto:henry@rib.co.uk)**

**[3D TOUR \(Click Here\)](#)**