

AFFORDABLE WORKSPACE **FOR SALE**

A UNIQUE OPPORTUNITY TO ACQUIRE A SELF-CONTAINED, NEWLY BUILT COMMERCIAL UNIT



Robert Irving Burns

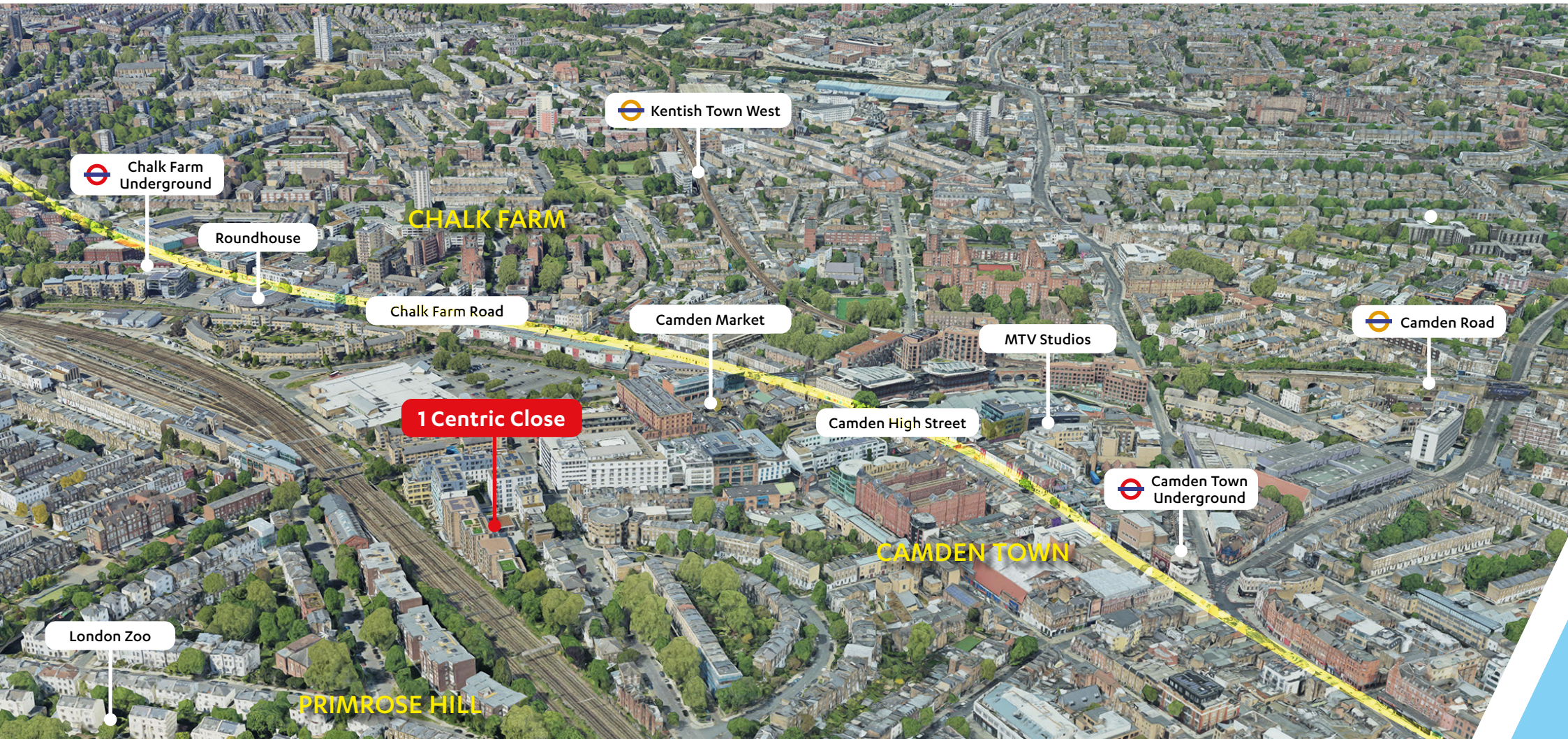
Property Consultants

UNIT 1 CENTRIC CLOSE, OVAL ROAD, NW1 7EP

NEWLY DEVELOPED HIGH VOLUME PREMISES SUITABLE FOR IMMEDIATE
OCCUPATION POSITIONED IN THE HEART OF CAMDEN

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LOCATION

The property is situated on the west side of Oval Road, to the south of Regent's Canal. Oval Road runs parallel to Camden High Street with well known office, retail and leisure occupiers in the immediate vicinity including Getty Images, Dr Martens, Hugo Boss, French Connection, MTV, The Diner, Fatburger and Wagamama. Camden Market, which is a short walk away is home to a number of fashionable restaurants and bars.

Primrose Hill and Regent's Park are situated to the west of the property and Camden Town Underground Station is within a few minutes walking distance.



DESCRIPTION

The property comprises a self-contained lower ground floor office fronting onto a private and secure cobbled courtyard adjacent to a new build luxury residential development. The property benefits from a lightwell of generous proportions providing direct natural light.

The premises offers excellent workspace accommodation benefiting from a ceiling height ranging from 3.48m to 7.2m. The fit out includes new air conditioning, LED Lighting, raised access flooring, WC's, shower provisions with a generous kitchen and breakout space.

The property has recently been fitted out to a high standard, is ready to be occupied and includes a 10 year NHBC warranty.

FLOOR AREA

Sq ft	Sq m
2,284	212.19

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

VAT is applicable.

TENURE

Virtual Freehold with approx. 998 years unexpired.

EPC

Available upon request.

PRICE

O.E.I.O £1,350,000

CONTACT

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