

**MODERN SECURE GATED DEVELOPMENT
OFFICE / STUDIO WITH PARKING
TO LET**

780 Sq Ft (72.50 Sq M)

UNIT 7, 44 ST PAUL'S CRESCENT, LONDON NW1 9TN



LOCATION: The property forms part of a mixed use development which sits within a largely residential area, behind rows of traditional Georgian terraced houses on Agar Grove and St Paul's Crescent. Access to the development is down a private road on the west side of St Paul's Crescent between No. 42 and 46, through an electronic security gate. Bus stops are located on Agar Grove with regular bus services towards Islington and the West End. Camden Road Station (London Overground) is also within 15 minutes' walk.

DESCRIPTION: The property comprises a studio / office on the ground floor with a small courtyard at the rear. The premises come with parking for 1 car.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor - Office	732 Sq Ft	(68 Sq M)
Ground Floor - WC	48 Sq Ft	(4.50 Sq M)
TOTAL	780 Sq Ft	(72.50 Sq M)

TENURE: Leasehold

LEASE: A new Full Repairing & Insuring Lease to be granted for a term of years to be agreed, subject to periodic rent reviews.

RENT: £21,500 per annum exclusive

BUSINESS RATES: We have been advised that the current Business Rates payable are approximately £6,000 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

LEGAL COSTS: Each party to bear their own legal costs.

EPC: Available upon request.

VIEWING: Strictly by appointment through SOLE agents, Christo & Co.

CONTACT: Mert Seyhan
020 7482 1203 / 07506 732734 / mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT



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