

**LOCATED IN A SECURE GATED DEVELOPMENT BY  
THE REGENT'S CANAL**

**SELF-CONTAINED OFFICES  
TO LET**

**1,130 SQ FT (105 SQ M)**

**LAWFORDS WHARF, LYME STREET, CAMDEN, LONDON NW1**



**LOCATION:** The property forms part of a mixed use development which sits behind rows of traditional houses on Lyme Street. Access to the development is down a private road, through an electronic security gate. Transport facilities are excellent with Camden Town (London Underground Northern Line) and Camden Road (London Overground) stations both being within a few minutes' walk.

**DESCRIPTION:** The property comprises a Georgian-style building arranged across the ground and first floors.

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66-70 Parkway, London NW1 7AH

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### ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor – Offices, Kitchen & WC	603 Sq Ft	(56 Sq M)
First Floor – Offices & WC	527 Sq Ft	(49 Sq M)
<b>TOTAL</b>	<b>1,130 Sq Ft</b>	<b>(105 Sq M)</b>

<b>AMENITIES:</b>	* Good Natural Light	* High Quality Flooring
	* Gas Heating	* Intercom
	* Burglar Alarm	* Fire Alarm
	* Bike Rack	* Visitor Parking

**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:** £50,000 per annum exclusive + VAT

**BUSINESS RATES:** We have been advised that the current Business Rates payable are approximately **£23,000 per annum**. However, interested parties are advised to make their own enquiries to the Local Authority.

**SERVICE CHARGE:** **2,527.68 per annum + VAT** (last year's figure – provided for reference.)  
Includes communal expenses for the Estate & the Building Insurance.

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

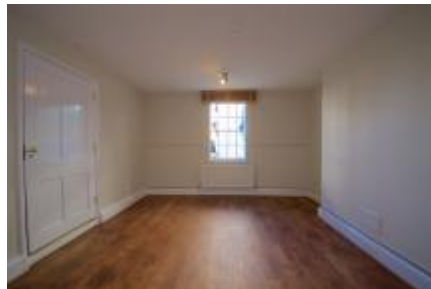
**EPC:** Available upon request.

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

Please click this link to access a virtual viewing:  
<https://matterport.com/discover/space/dJNSQkg5vjn>

**CONTACT:** Mert Seyhan  
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### SUBJECT TO CONTRACT



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