

## 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.

66-70 Parkway, London NW1 7AH **T: 020 7482 1203 •** F: 020 7482 4441 • **E: mail@christo.co.uk** • www.christo.co.uk

### ESTATE AGENTS Z SURVEYORS Z VALUERS

# **COMMERCIAL** Property Particulars



### 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)
	TOTAL	1,130 Sq Ft	(105 Sq M)
AMENITIES:	* 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/dJNSQkq5vjn

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#### SUBJECT TO CONTRACT



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