

4C PROWSE PLACE **CAMDEN**

LONDON NW1 9PH

/// give.create.shack

TO LET
4,070 SQ FT OFFICE UNIT
WITH A MEZZANINE FLOOR



SPACE TO CREATE @

4C PROWSE PLACE
CAMDEN

A high specification, refurbished office unit in the heart of Camden.

The unit comprises a spacious double arch with a separate mezzanine floor, extending to 4,070 sq ft.

A shared yard provides parking for the four occupiers of Prowse Place.

The unit also benefits from a kitchenette and DDA compliant WC.

Available immediately.



LOCATION

4C PROWSE PLACE IS LOCATED IN A PRIME POSITION APPROXIMATELY 2 MINUTES FROM CAMDEN ROAD OVERGROUND STATION, AND A SHORT WALK FROM VIBRANT CAMDEN HIGH STREET.

Camden Road Town Underground station is a short 6-minute walk away, and Kentish Town a 15-minute walk away, both providing northern line links across North and South London.

TRAVEL TIMES

Camden Road Overground Station



2 mins
(453 ft)

Camden Town Underground Station



6 mins
(0.3 mile)

Camden High Street



8 mins
(0.4 mile)

Kentish Town Underground Station



12 mins
(1.2 miles)

SHOPPING

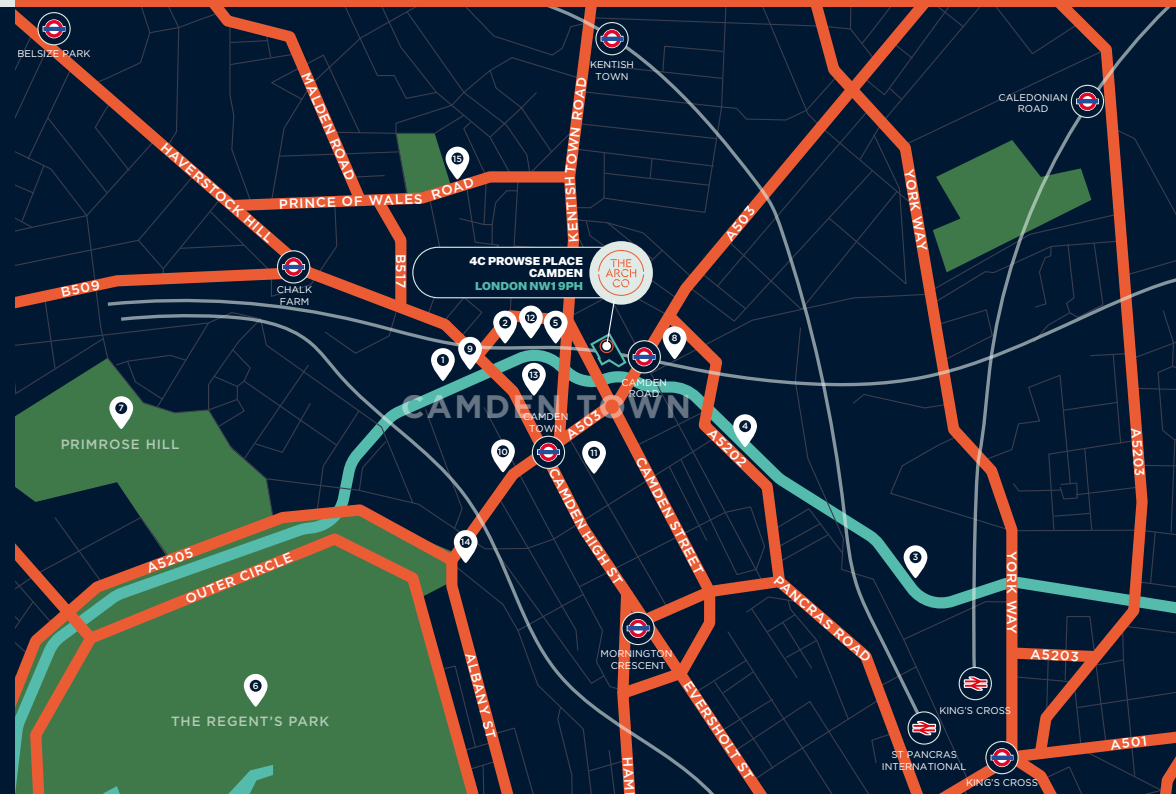
- 1 Camden Market
- 2 Hawley Wharf
- 3 Coal Drops Yard

WELL-BEING

- 4 Regents Canal
- 5 Camden Boxing Club
- 6 Regents Park
- 7 Primrose Hill

FOOD AND DRINK

- 8 Hidden Coffee
- 9 Camden's Food Market
- 10 Pizza Pilgrims
- 11 Brewdog
- 12 Hawley Wharf
- 13 Canal-side food stalls
- 14 Gordon Ramsey's York & Albany
- 15 Camden Beer Hall





ACCOMMODATION

FLOOR	SQ FT	RENT PA
GROUND FLOOR	2,370	£53,000
MEZZANINE	1,700	£19,000
TOTAL	4,070	£72,000

- Great location just 6 minutes from Camden Town Underground Station, benefitting from the vibrancy of Camden High Street.
- Trendy industrial style workplace, with a fully glazed frontage.
- Mezzanine floor allows for separation within the property, and provides plenty of internal space.
- Shared yard allowing for vehicle access to the property.

SPECIFICATION



Great
location



Fully glazed
frontage



Mezzanine
floor



Shared
yard



3-phase
power



24/7
access



DDA Compliant
WC



LED
lighting



COSTS PER ANNUM

Rent	£72,000
Service Charge	£15,120
Insurance ca.	£730
Business Rates (value)	Check with the VOA

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact our enquiries team:

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued April 2024.



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