



Commercial studio with lots of potential for offices, workshop and fitness uses

## 8-9 PRATT MEWS

Camden, NW1 0AD

Office

**TO LET**

**1,297 sq ft**

(120.50 sq m)

- Located at the end of a desirable Mews in the heart of Camden
- Male & Female W/C's
- Modern kitchen and break out area
- Good natural light
- Ground floor store room / office
- Dedicated mezzanine office with great natural light
- Suitable for a range of E use class uses
- Excellent transport links with Camden Town Station minutes' walk away

# 8-9 Pratt Mews, Camden, NW1 0AD

## Summary

Available Size	1,297 sq ft
Rent	£40 per sq ft
Rates Payable	£22,330 per annum
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

8-9 Pratt Mews is a versatile commercial space arranged over ground and part mezzanine floor with good ceiling heights and great overhead natural light. The property has been refurbished to a high standard throughout with a modern kitchen and break out area, dedicated partitioned offices, male and female W/C's, comfort cooling and spot lighting.

The property is currently a photographic studio however would be suitable for a wide range of uses subject to the landlord's consent and is ready to occupy immediately.

## Location

Pratt Mews is a quiet cobbled Mews located in the Heart of Camden just off Pratt Street and the bustling Camden High Street.

Camden is renowned for its vibrant retail and cultural environment and is one of the most exciting places in London to work and visit with Stables Market/Camden Lock offering an excellent environment and unrivalled amenities for staff.

The location offers excellent transport links with both Camden Town and Mornington Crescent (Northern Line) stations minutes' walk away and great access to Euston and Kings Cross Stations which are also within walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,065	98.94	Available
Mezzanine	232	21.55	Available
<b>Total</b>	<b>1,297</b>	<b>120.49</b>	

## Terms

A new effective Full Repairing & Insuring lease for a term by arrangement.



## Viewing & Further Information



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