



392 CAMDEN ROAD

Camden, N7 0SJ

TO LET - Prominent former vehicle repair centre with forecourt parking

10,394 SQ FT

FOREST
REAL ESTATE

Summary

Available Size	10,394 sq ft
Rent	Rent on Application
Rates Payable	£30,464 per annum
VAT	Upon Enquiry
EPC Rating	E (104)

Key Features

- Excellent visibility from Camden Road
- 2 concertina loading doors - front and rear
- 12 - 23ft ceiling heights
- 3 phase electricity
- Good natural light
- Gas connection
- Forecourt parking for a minimum of 6 vehicles
- Concrete flooring

Description

This impressive building was most recently utilized as a centre for repairing motors. It is a self-contained structure that comprises a primary industrial shop floor, an adjoining reception area, and forecourt parking.

Accessed via two concertina loadings door from Camden Road and Hillmarton Road, which provides great flexibility in terms of use. The main shop floor benefits from ample natural light and appealing design features from the period it was built. With an eaves height of 23 ft.

The first floor includes several rooms that are currently used for offices and storage. The property is suitable for various uses, including the potential to apply for a change of use and incorporate Class E, subject to the necessary consents.

Location

Occupying a prominent position close to the junction with Parkhurst Road, on a major connecting road to Holloway.

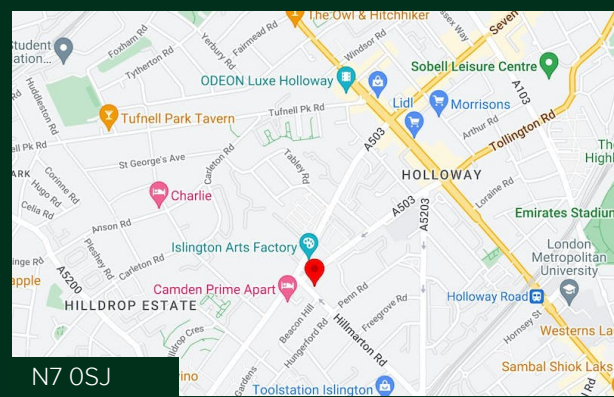
Potential occupiers may like to note the former HM Prison Holloway located opposite the junction is undergoing a major redevelopment to deliver close to 1,000 new homes and approximately 10,000 ft2 of commercial space.

The location is easily accessible by public transportation, with Caledonian Road Station (Piccadilly Line) within a half mile walk and less than a mile to Tufnell Park Station (Northern Line) as well as being well serviced by local bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	8,810	818.48
1st	1,584	147.16
Total	10,394	965.64



Viewing & Further Information

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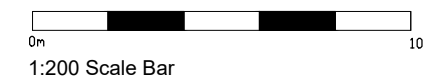
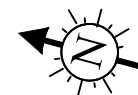
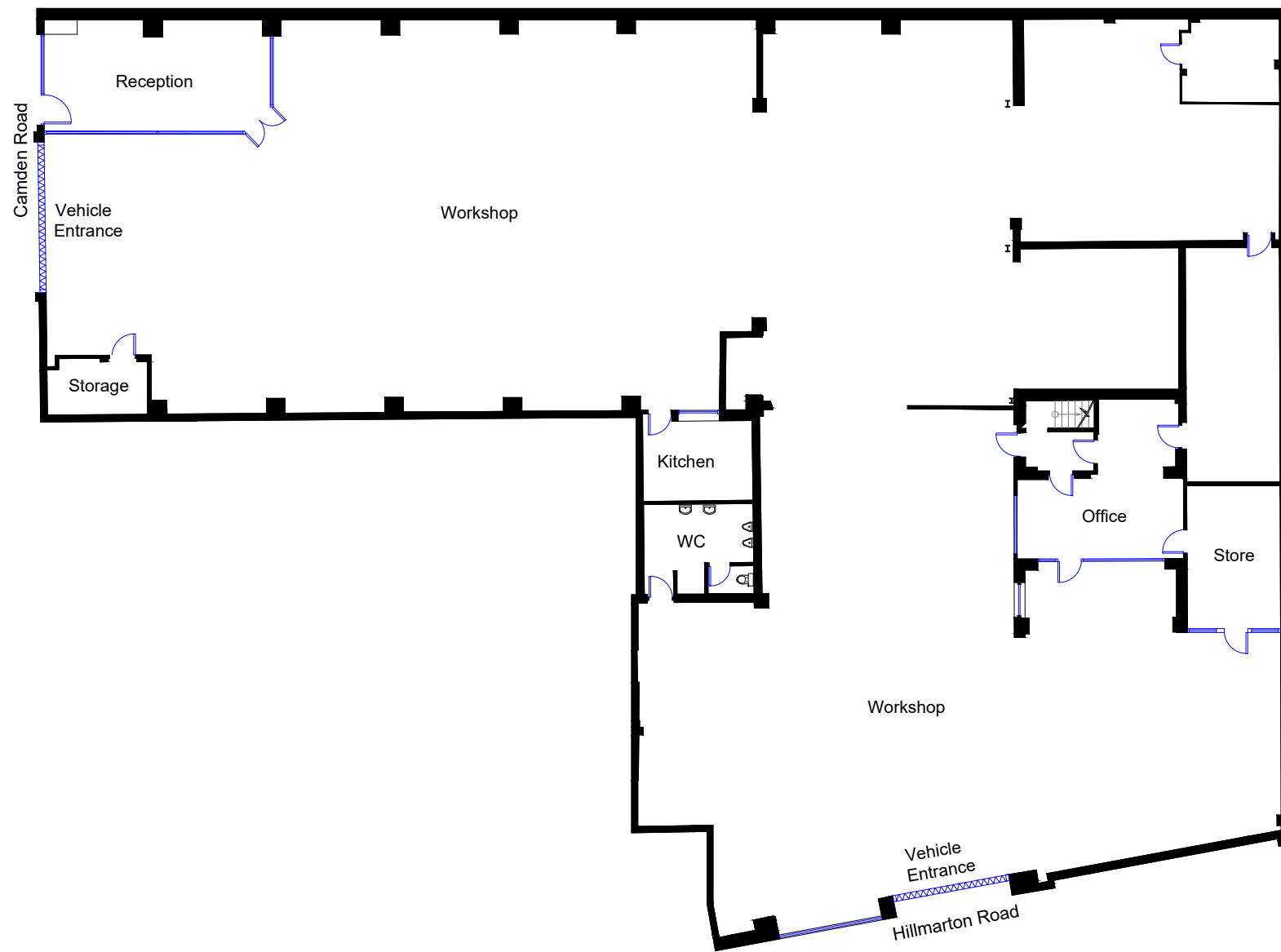
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Ground Level



General Notes

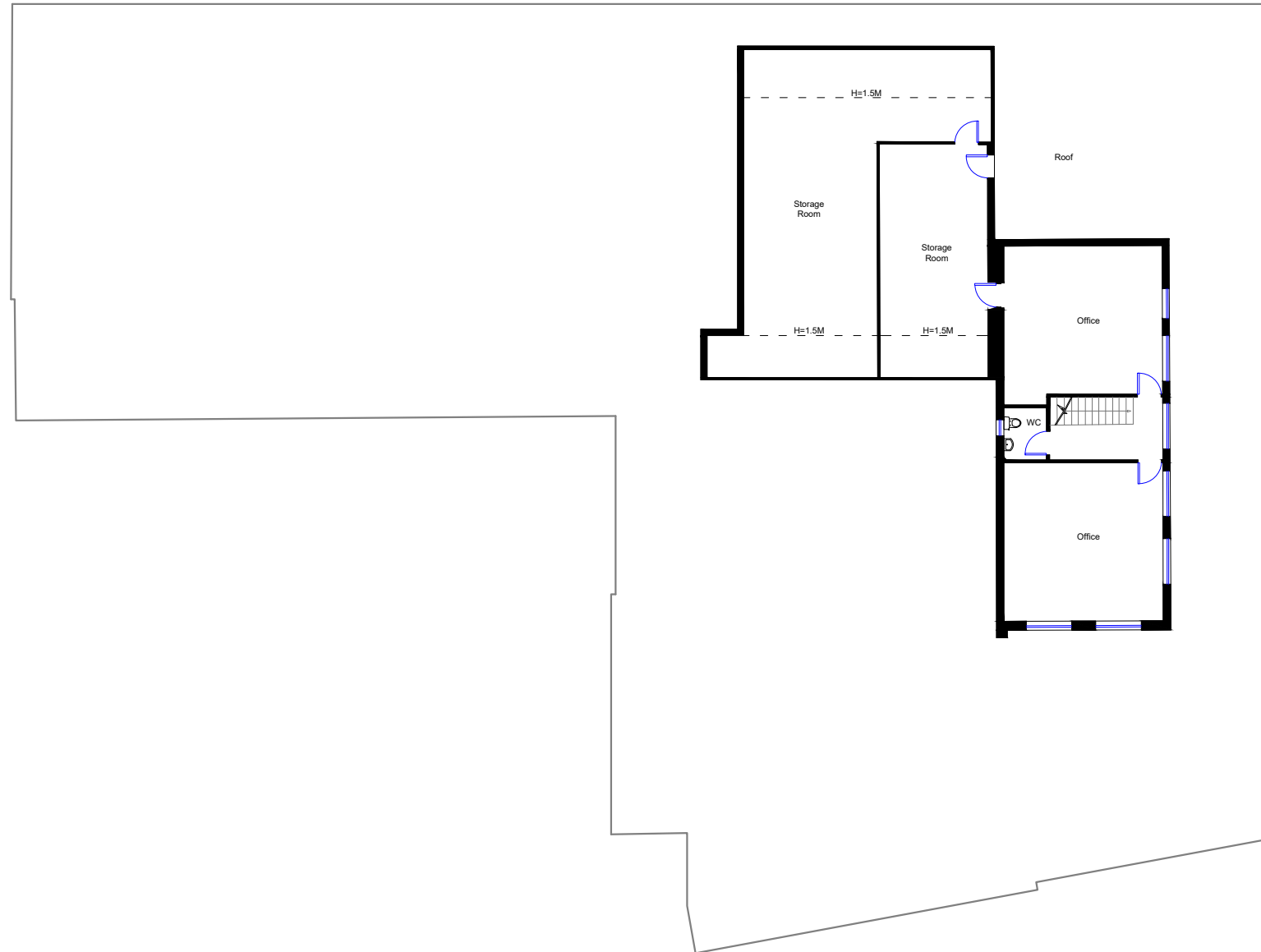
No.	Revision/Issue	Date
1	Issue	24/10/17

Firm Name and Address
sterlingtemple
 0203 4639225
 www.sterlingtemple.com

Project Name and Address
392 Camden Road
 London
 N7 0SJ

Project 17.10.1338	Sheet
Date October 24th 2017	Ground Level Floor Plan
Scale 1:200 @ A3	

First Level



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