



BOWMAN STUDIOS

RIB

ROBERT IRVING BURNS



VIDEO TOUR

# TO LET

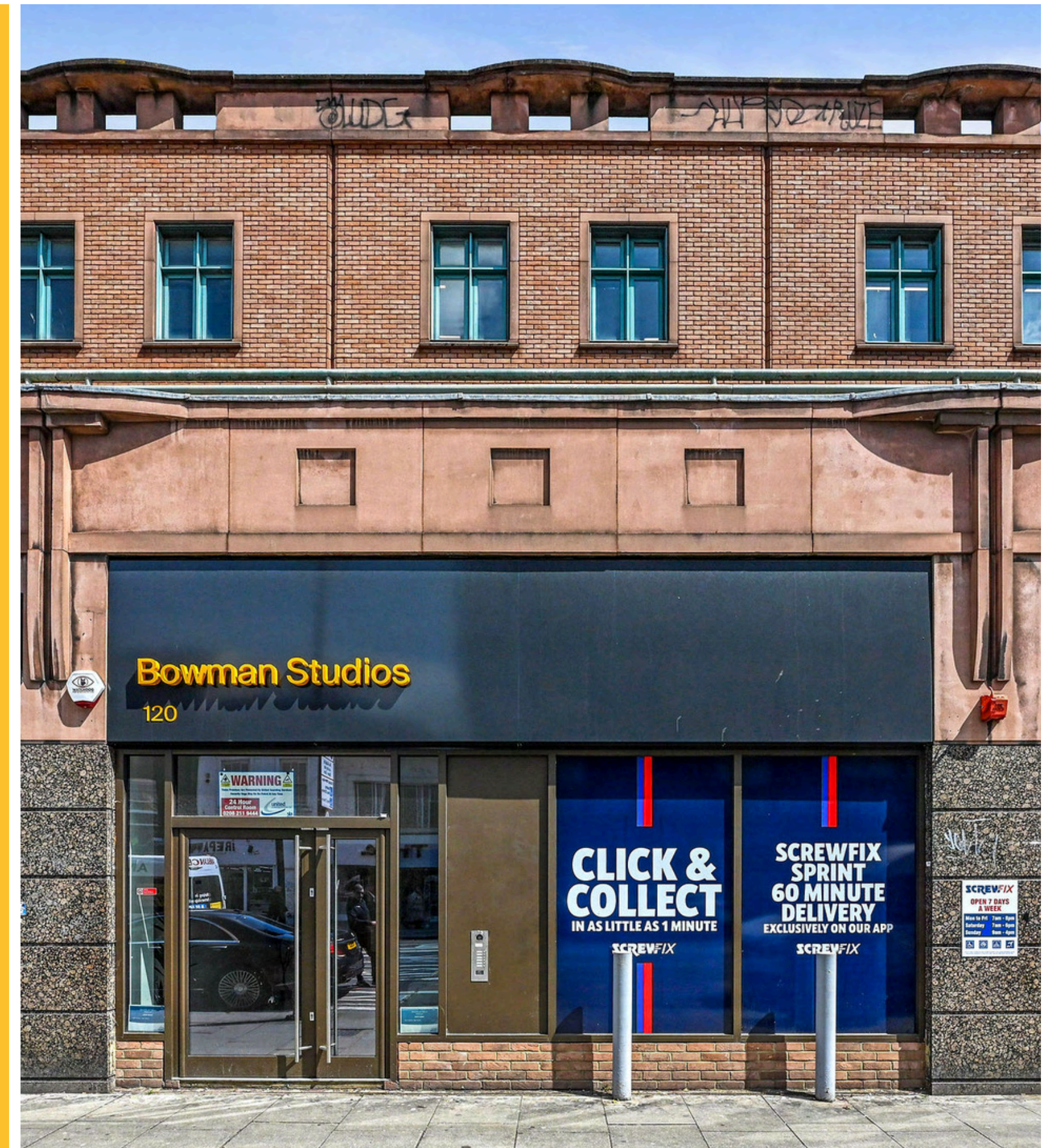
## 120 CAMDEN HIGH STREET

### FROM 3,054 TO 6,981 SQ.FT.

REFURBISHED HQ BUILDING IN THE HEART OF CAMDEN  
WITH PRIVATE TERRACE SPACE

CAT A+ AVAILABLE ON FIRST FLOOR

SUITABLE FOR BUSINESS CLASS E  
(OFFICES, MEDICAL, CLINICAL, LEISURE, SHOWROOM ETC.)



# LOCATION

The property is located along Camden High Street and situated between Primrose Hill and Islington. There is easy access to Regents Park, just a stones through away.

The building is within easy walking distance of Camden Town and Mornington Crescent Underground stations (Northern Line). The locality offers abundant shopping, wining and dining facilities. Camden High Street is a direct main road, providing access to the north of London, the West End and City.



Jazz Cafe



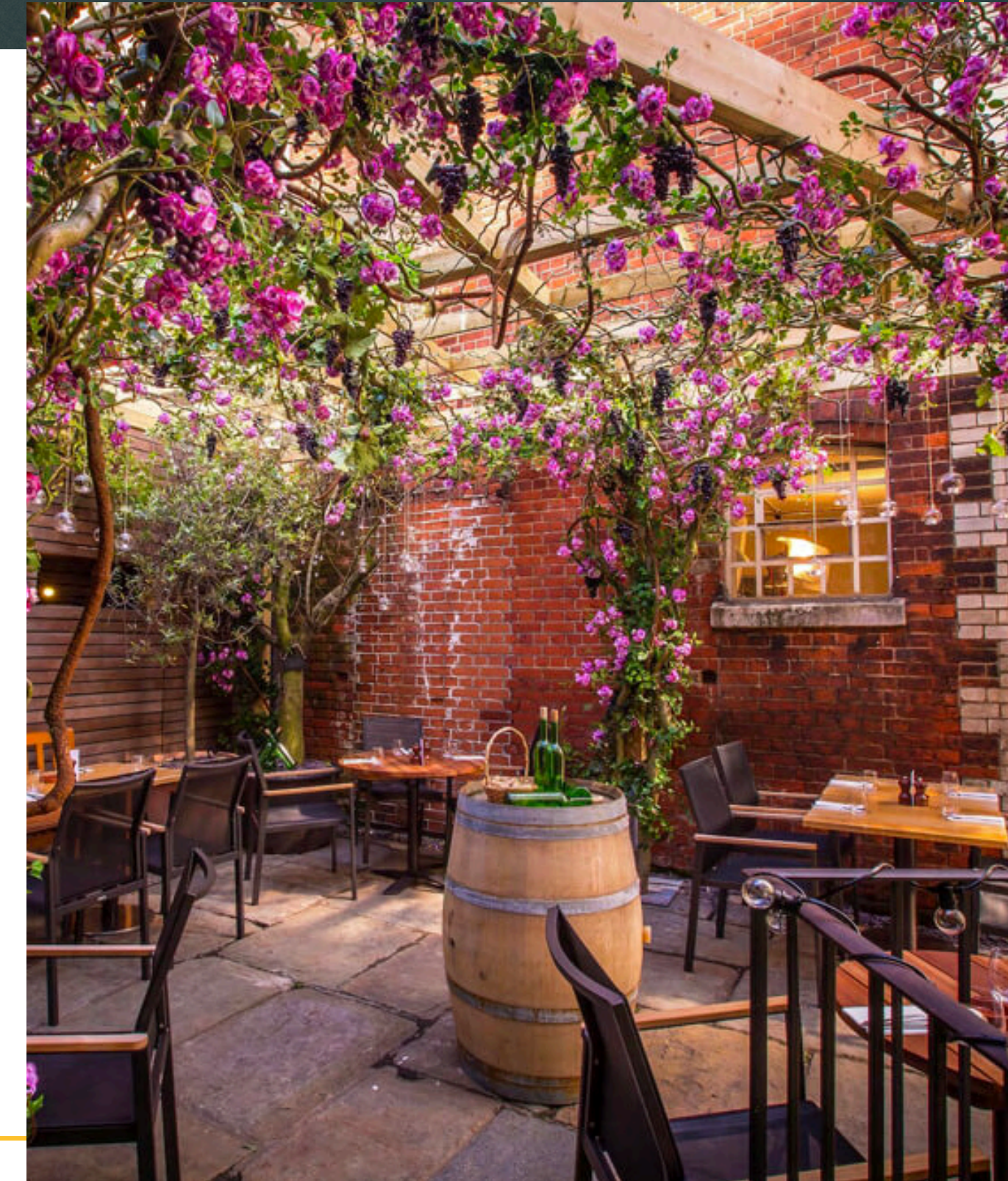
Camden Market



The Mildreds



Namaste Kitchen



York & Albany



## FOOD & DRINK

- 1 Philippe Conticini
- 2 Rudy's Dirty Vegan Diner
- 3 The Cheese Bar
- 4 The Farrier
- 5 Mildreds
- 6 Pizza Pilgrims
- 7 Gail's Bakery
- 8 The Coffee Jar
- 9 Burger & Beyond
- 10 Haché Burgers
- 11 Chin Chin Labs
- 12 Namaste Kitchen
- 13 Lemonia
- 14 Purezza
- 15 York & Albany

## OCCUPIERS

- 1 British Heart Foundation
- 2 Doctor Martens
- 3 Bauer Media
- 4 RNIB
- 5 Viacom
- 6 Piercy & Co
- 7 French Connection
- 8 Hugo Boss
- 9 Star Lizard
- 10 Lyle & Scott
- 11 SSP
- 12 Itech
- 13 ASOS

## AMENITIES

- 1 KOKO
- 2 Jazz Cafe
- 3 The Roundhouse
- 4 Camden Market
- 5 Buck Street Market
- 6 Mei Leaf Teahouse
- 7 Amazon Fresh

# DESCRIPTION

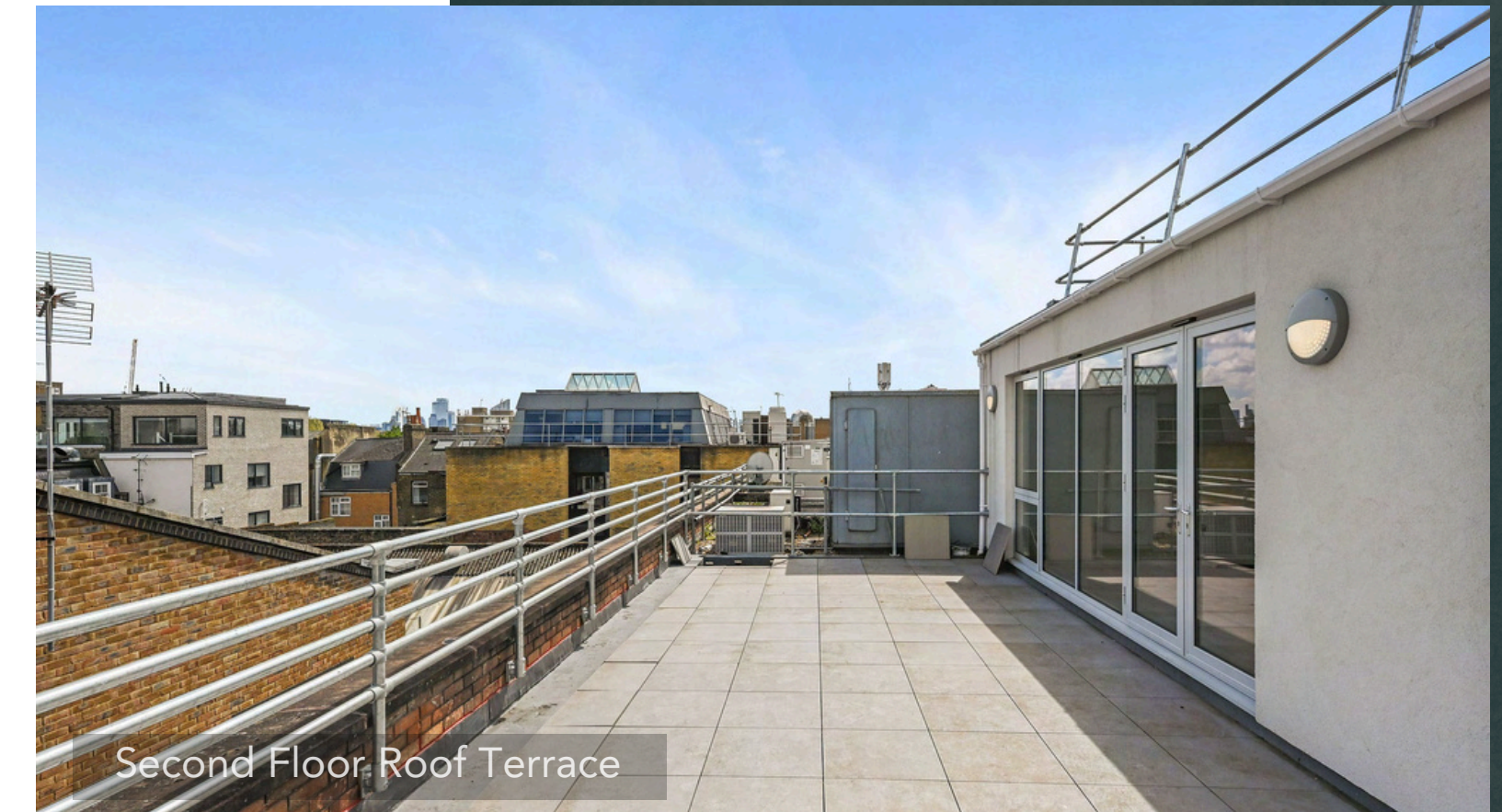


First Floor

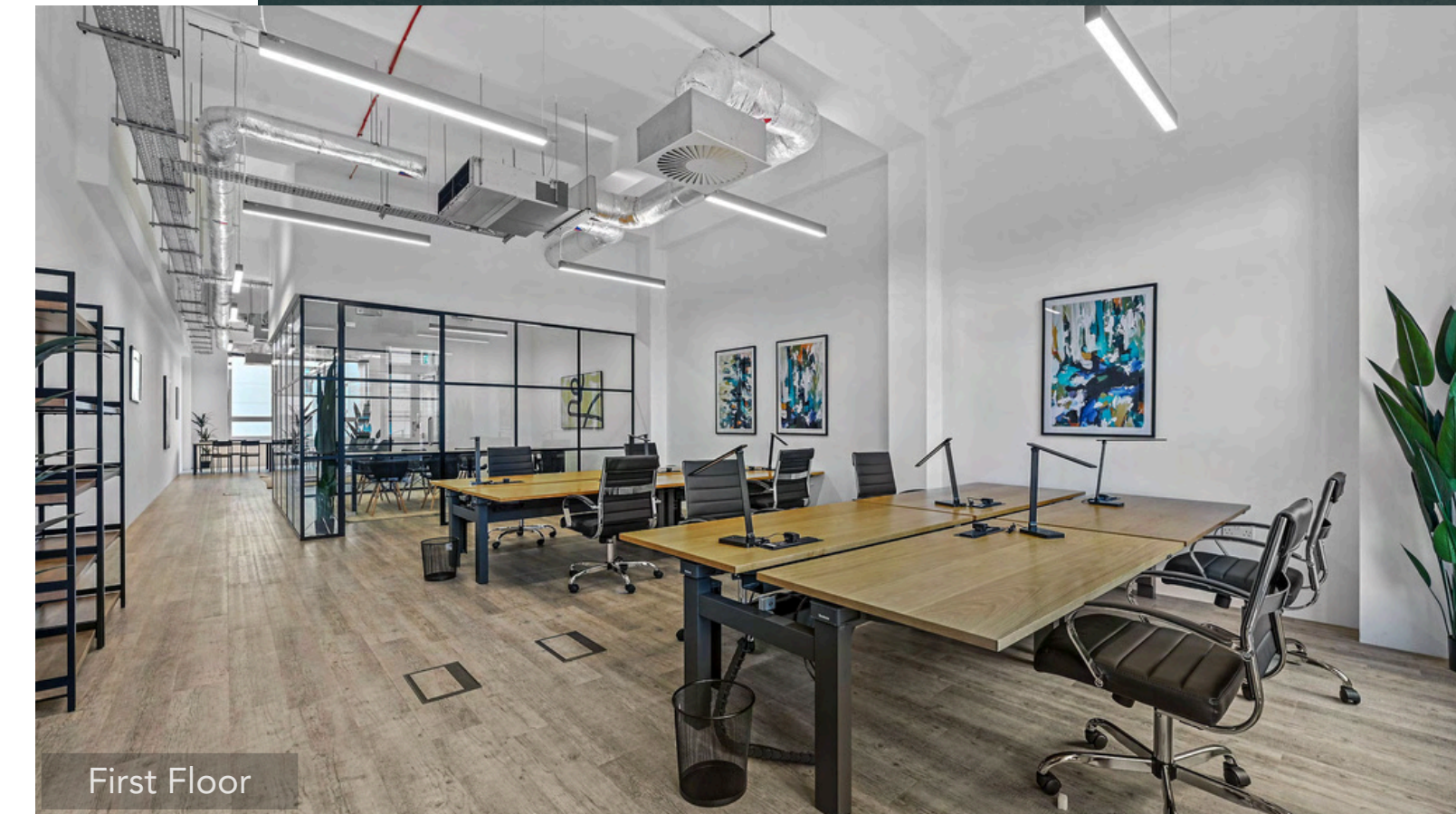
The property boasts a total space of 6,981 sq.ft. arranged over the 1st and 2nd Floors. The premises offers a spacious and bright environment with a ceiling height of approximately 4 meters, flooding the space with natural light from two directions. There is access from the front and rear of the building.

The property has been refurbished to a CAT A standard with exposed raised flooring, LED lighting, AC and Air Flow system. The space benefits from kitchenettes/tea points, with the 1st Floor South and 2nd Floor having two, there is also bike storage. The 2nd Floor further benefits from an impressive roof terrace.

The 1st floor is to be presented in CAT A+ condition ready for tenant occupation.

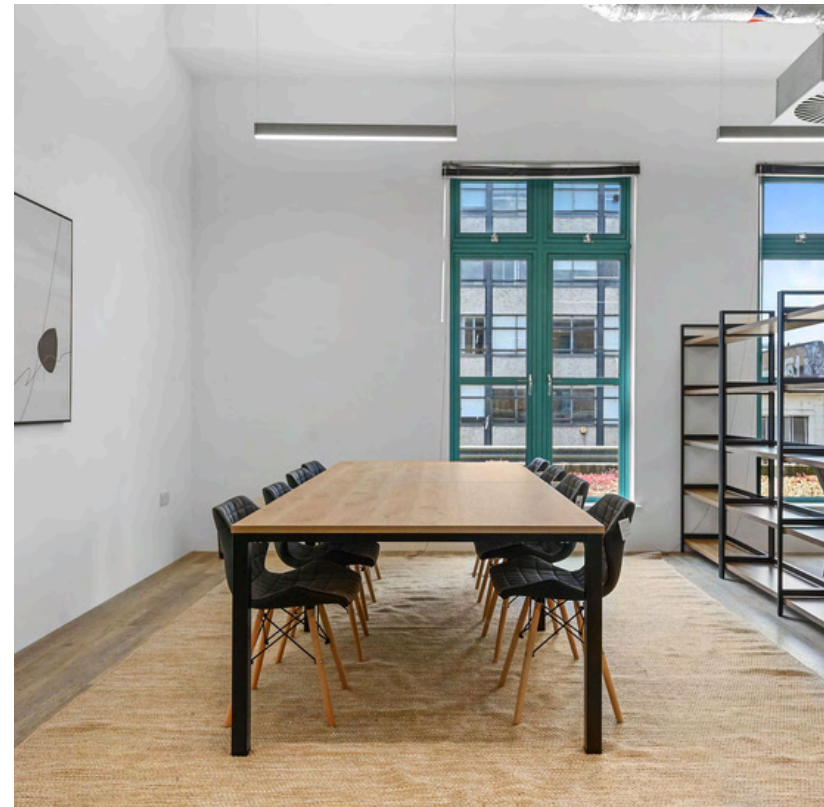


Second Floor Roof Terrace

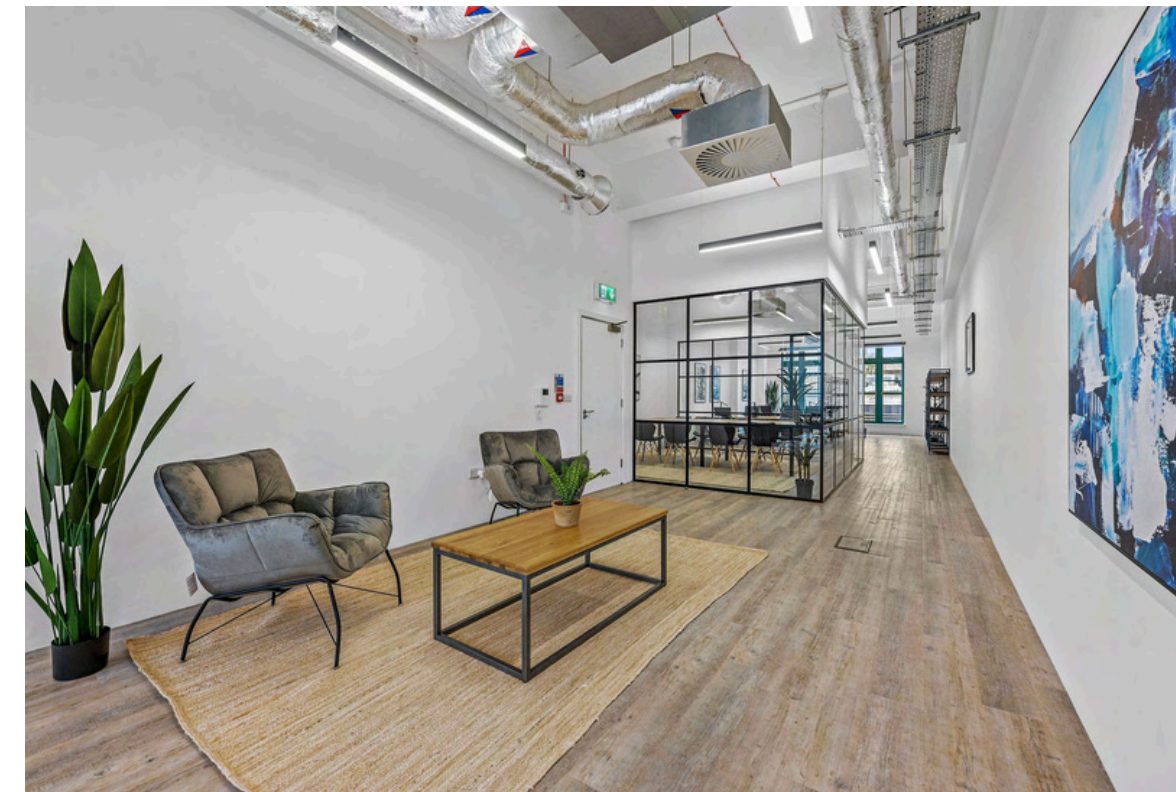


First Floor

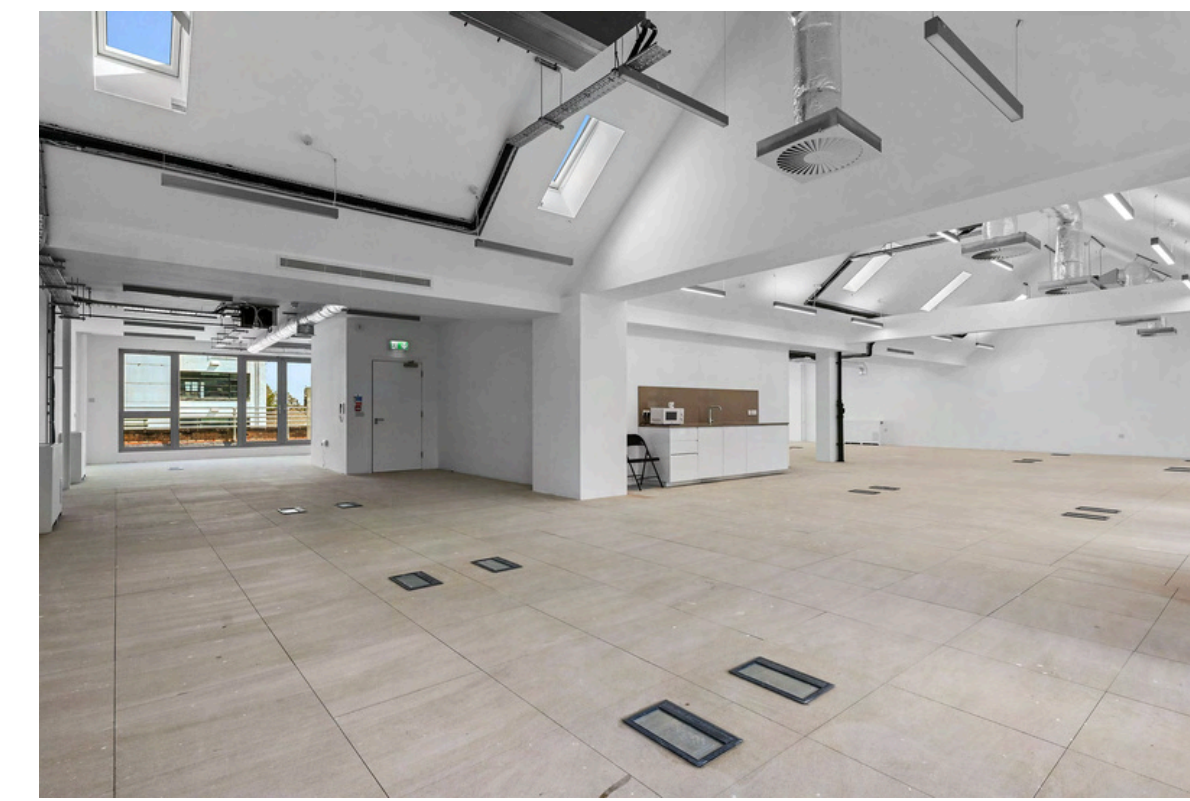
# First Floor



# First Floor



# Second Floor



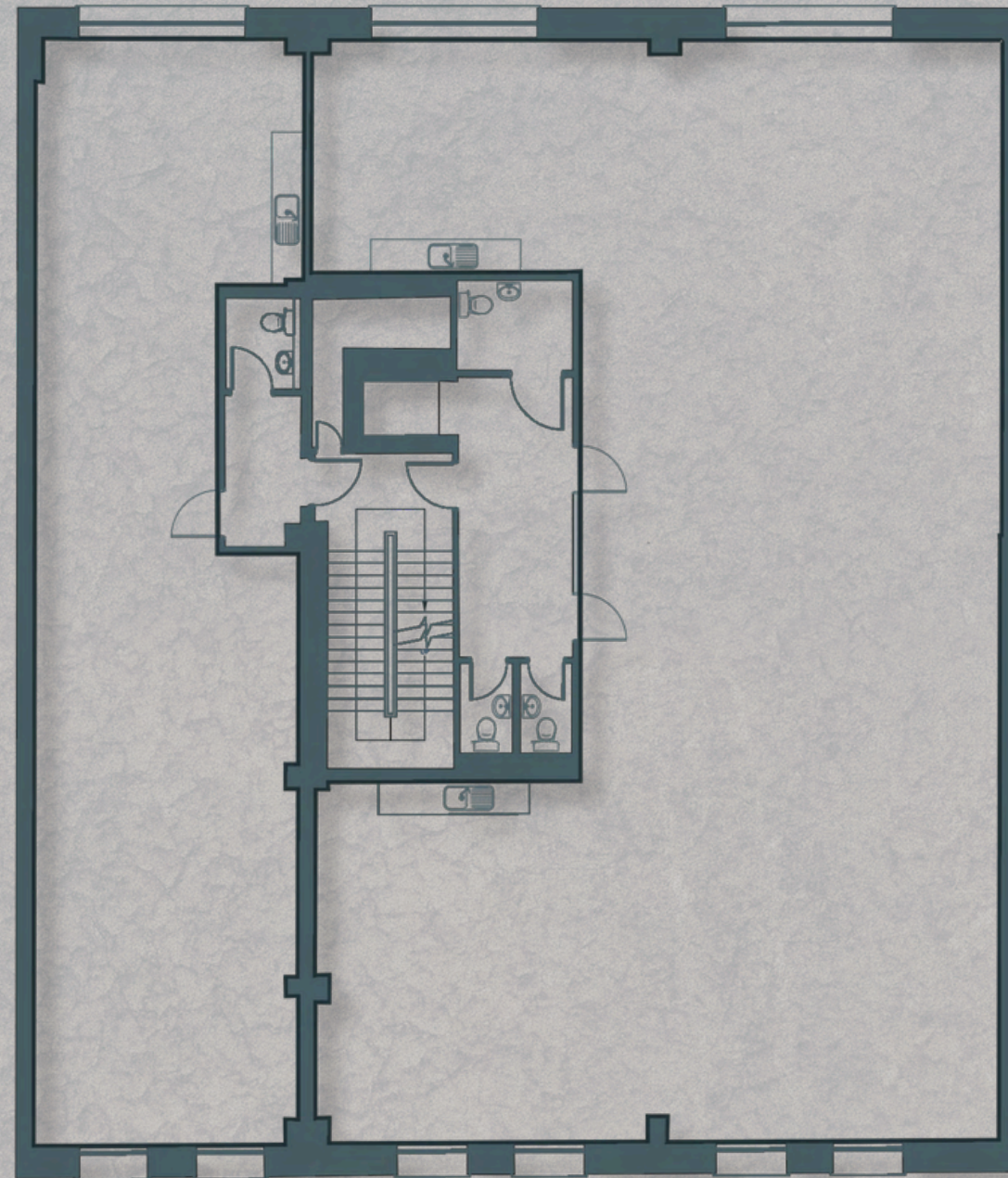


# FLOOR PLANS

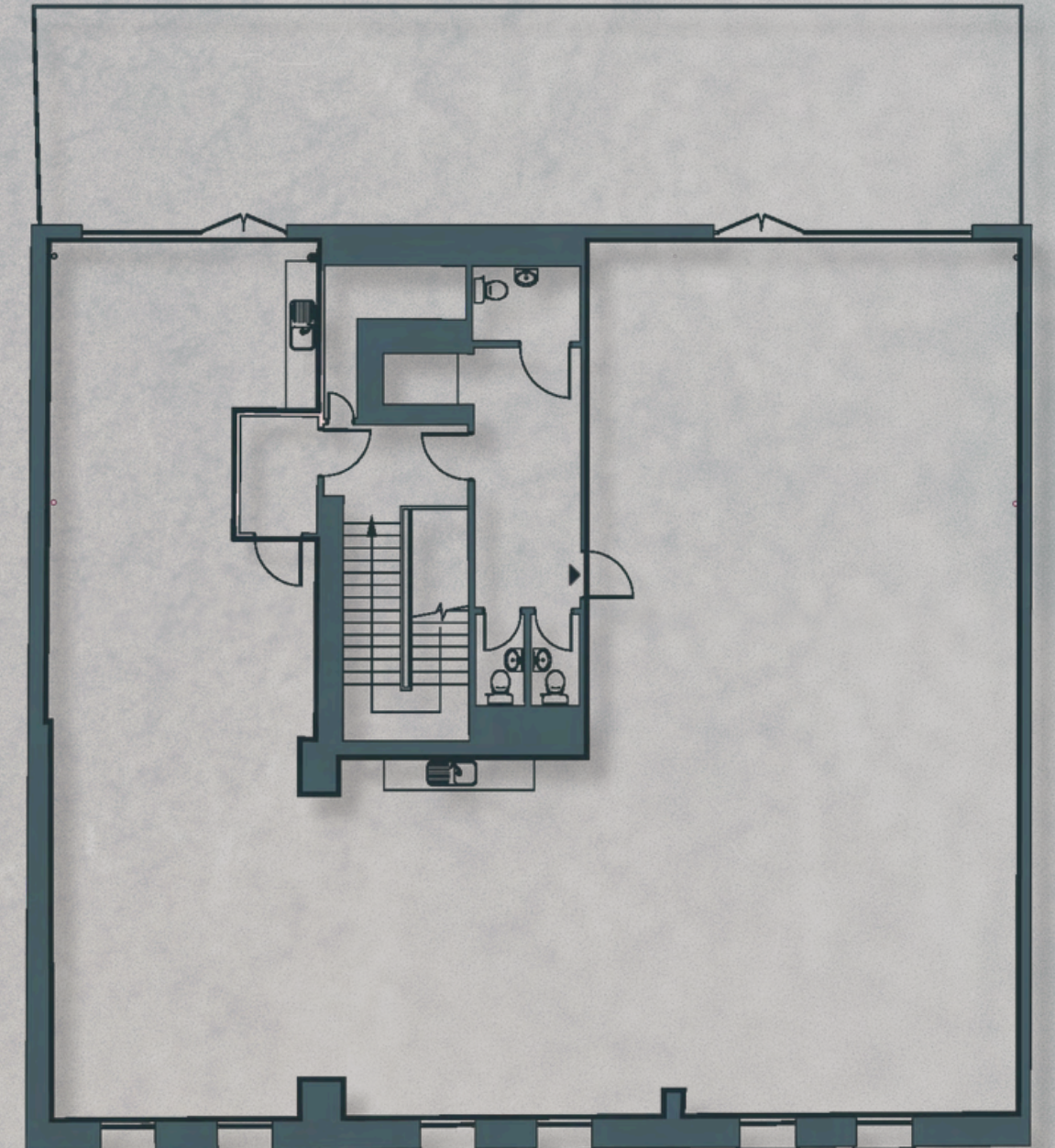
Not to scale. For indicative purposes only.  
Scaled floor plans available on request.



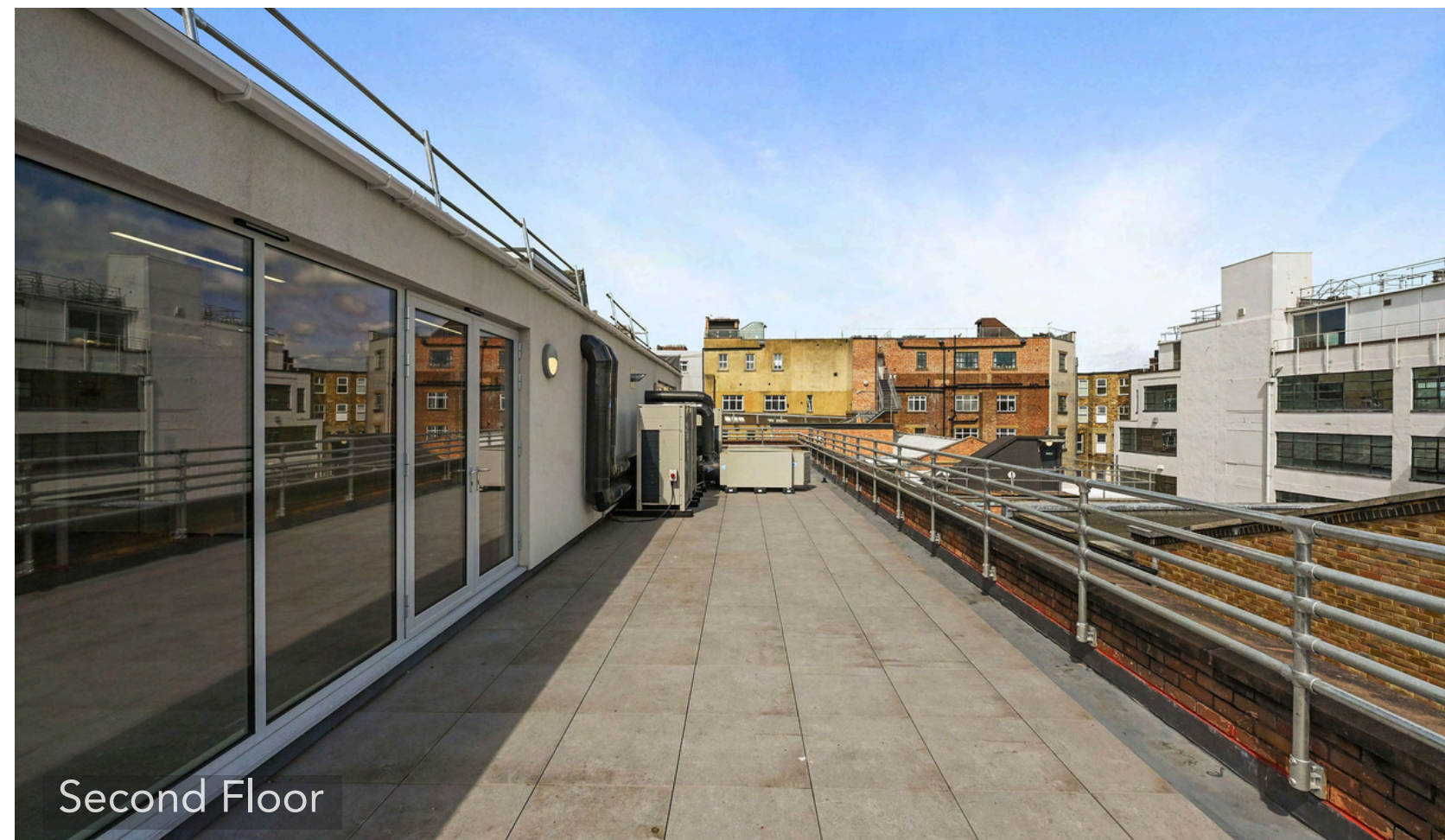
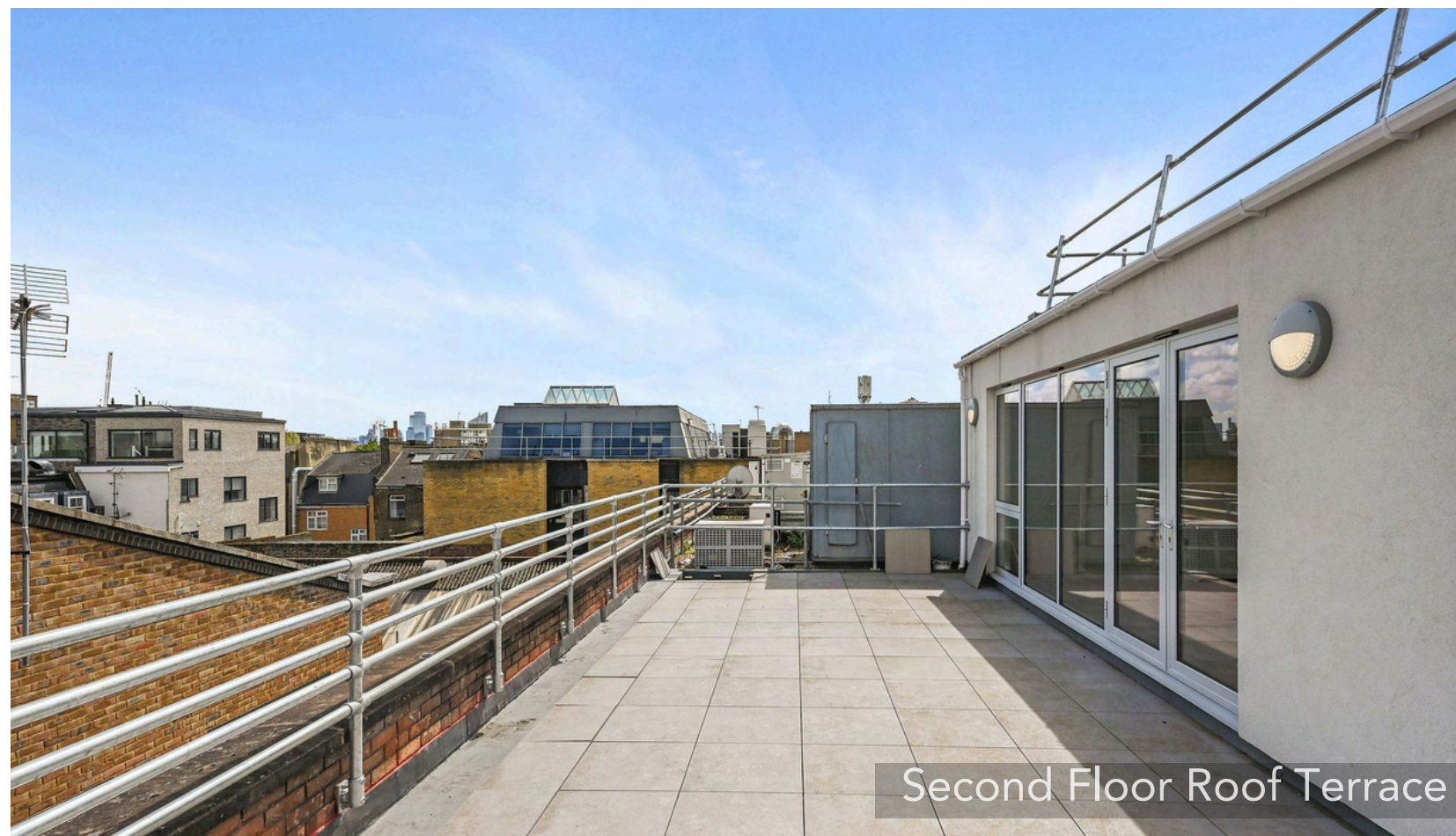
GROUND FLOOR  
2,872 SQFT




FIRST FLOOR  
3,927 SQFT



SECOND FLOOR (PRIVATE TERRACE)  
3,054 SQFT



# SPECIFICATIONS

-  REFURBISHED TO CAT A STANDARD
-  EXPOSED RAISED FLOORING
-  LED LIGHTING
-  CEILING HEIGHT ( APPROX.) - 4M (1ST FLOOR)
-  SUPERB NATURAL LIGHT FROM TWO ELEVATIONS
-  FIBRE INTERNET CONNECTION
-  AC AND AIR FLOW SYSTEM
-  CYCLE STORAGE FACILITIES
-  PRIVATE TERRACE (2ND FLOOR)
-  KITCHENETTES/TEA POINTS ON ALL FLOORS  
(2 ON 1ST FLOOR SOUTH AND 2ND FLOOR)
-  CAT A+ 1ST FLOOR

# FINANCIALS

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<b>FLOOR</b>	<b>1ST</b>	<b>2ND</b>	<b>TOTAL</b>
Size (sq. ft.)	3,927	3,054	6,981
Quoting/Passing Rent (p.a.) excl.	£196,350	£145,065	£341,415
Estimated Rates Payable (p.a.)	TBC	TBC	TBC
Service Charge (p.a.)	£36,521	£28,402	£64,923
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£232,871</b>	<b>£173,467</b>	<b>£406,338</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Scaled floor plans available on request.

## VIDEO TOUR



Misrepresentation Act 1967.  
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. May 2024.

## CONTACT

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