

31 KENTISH TOWN ROAD

CAMDEN TOWN, LONDON NW1 8NL

FOR SALE

PROMINENT SELF-CONTAINED OFFICES
WITH EXTENSIVE WINDOW FRONTAGE,
PRIVATE OUTSIDE SPACE & FORECOURT PARKING

4,181 SQ.FT.

(PLUS 330 SQ.FT. OF OUTDOOR SPACE)

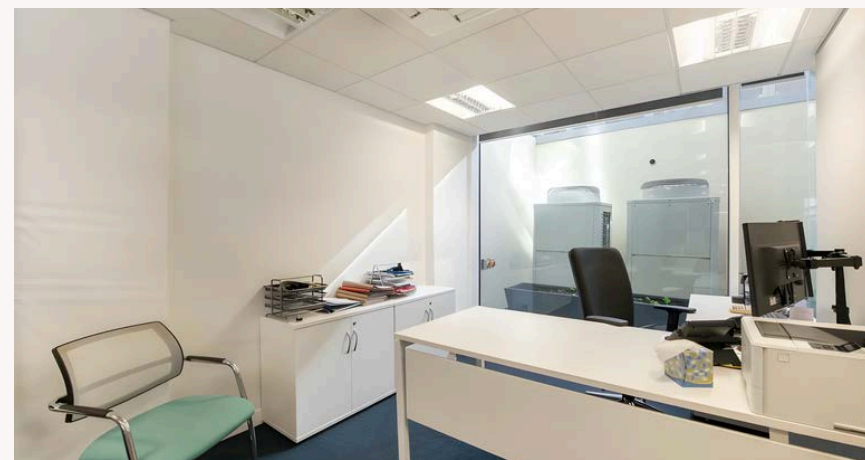
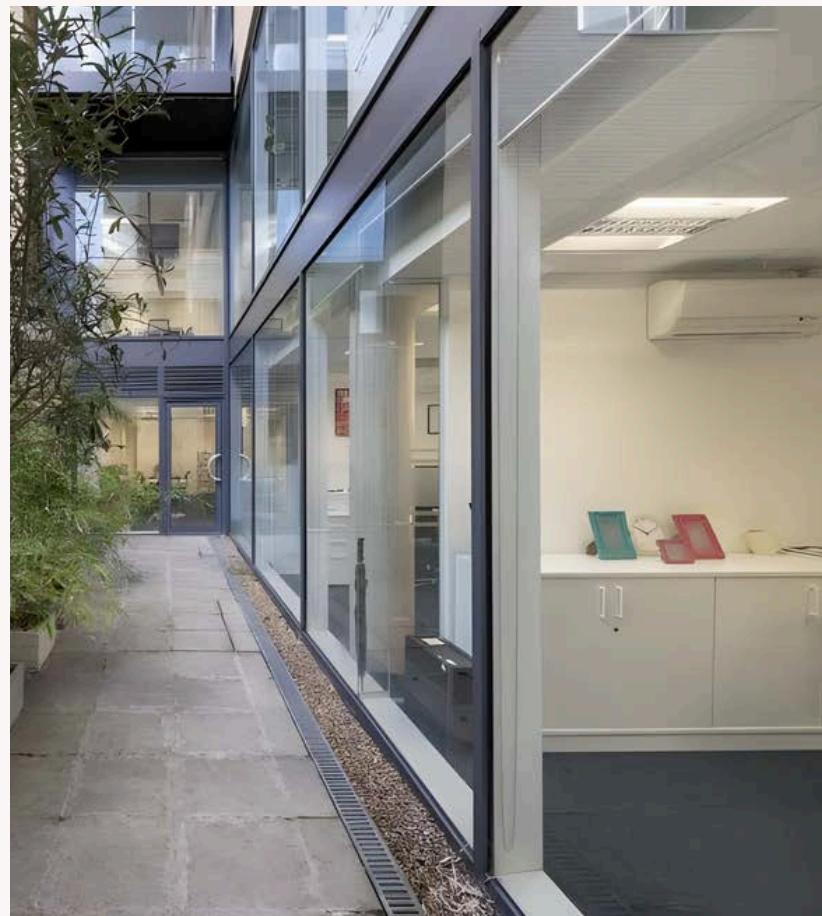
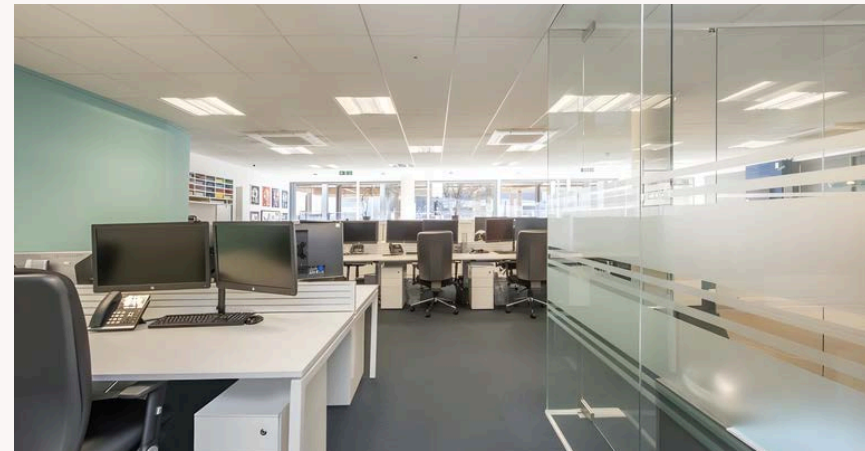


ROBERT IRVING BURNS



SUMMARY

- Virtual Freehold with approx. 990 years unexpired
- Self-contained offices
- Located in the heart of Camden Town
- Exceptional window frontage with forecourt parking
- Private outdoor space
- Arranged over lower ground and ground floor
- Measuring 4,181 sqft (plus 330 sqft of outdoor space)
- Price: £2,750,000 (Two Million, Seven Hundred and Fifty Thousand Pounds)



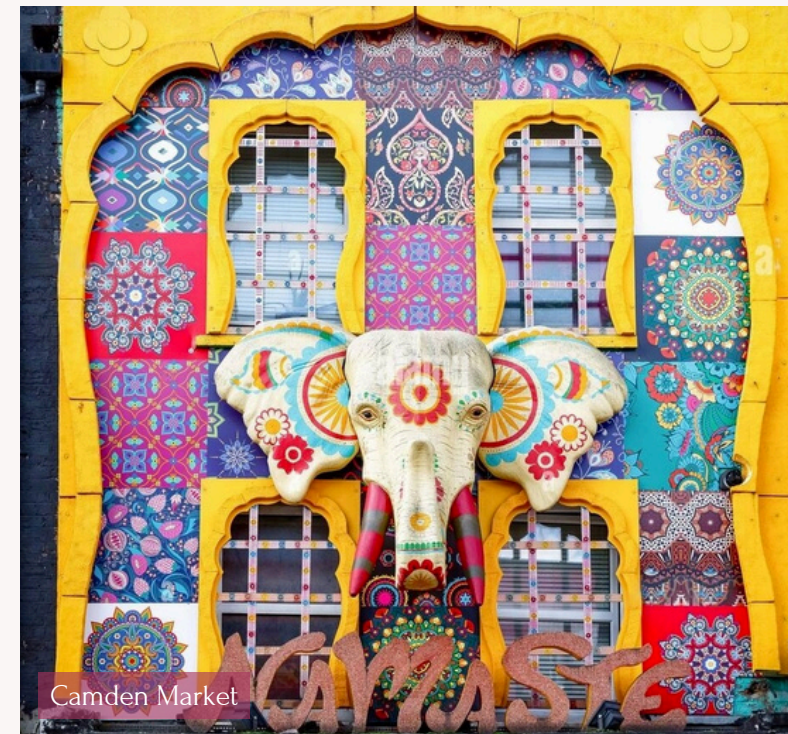
LOCATION

The property is located in the London Borough of Camden, in the heart of Camden Town. King's Cross & Euston are approximately 1.3 and 1.4 miles away, providing convenient access into the West End.

According to the Road Traffic Statistics from The Department of Transport between 2017-2021, approximately 6,500 motor vehicles on a daily average pass by the property*.

The property benefits from excellent connectivity, with Camden Town and Camden Road with a few minutes walking distance providing Overground and Northern Line Services.

Camden is famously known for a mixed, colourful, and vibrant part of North London and is most known for its bustling markets.



*Source: Department for Transport

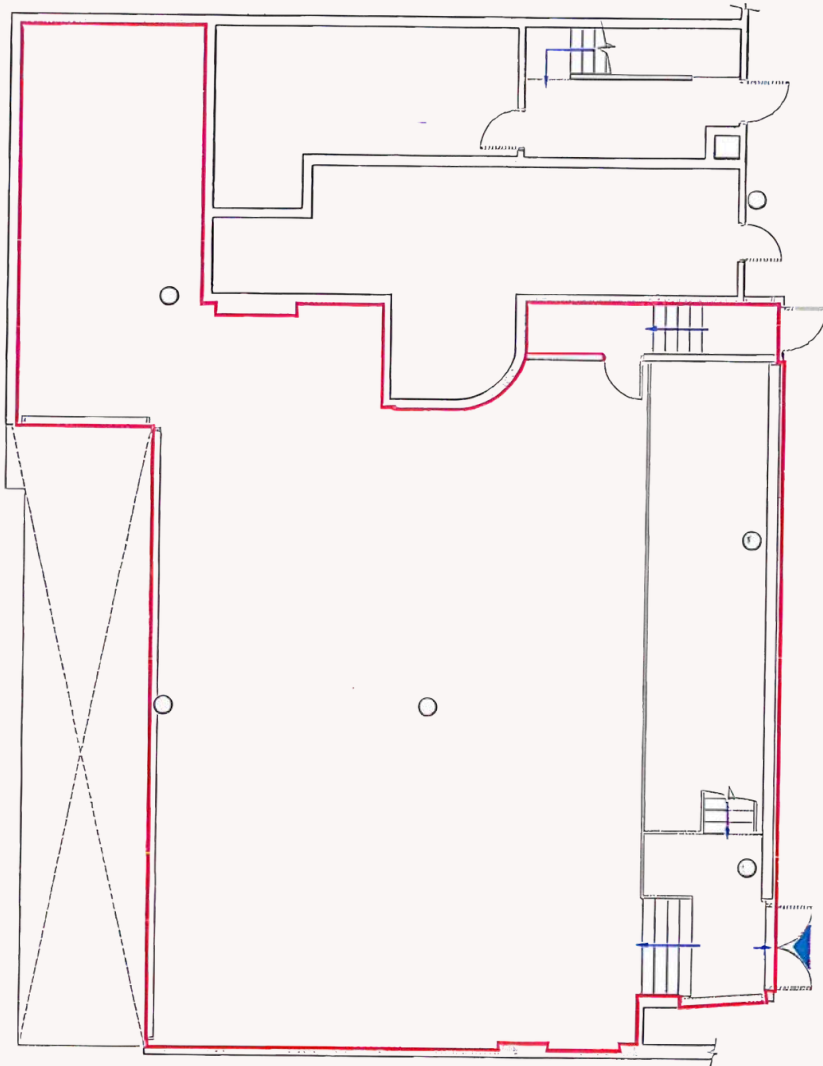
DESCRIPTION

These self-contained offices are arranged over lower ground and ground floor. The property benefits with an exceptional window frontage measuring (13.5m in width), forecourt car parking, private outdoor space, A/C, locker rooms and a large breakout area.



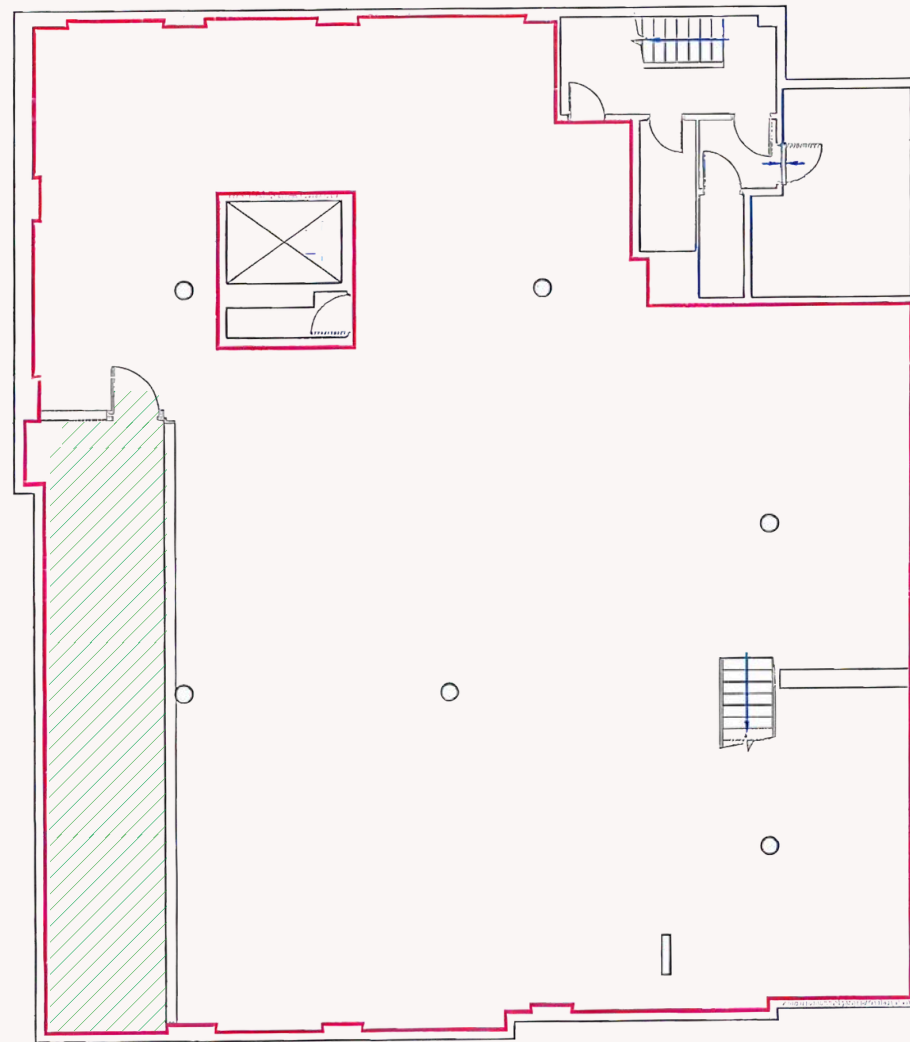
GROUND FLOOR

1,762 SQFT 163.72 SQM



LOWER GROUND FLOOR

2,419 SQFT 163.72 SQM



Floor	SQFT	SQM
Ground	1,762	163.72
Lower Ground	2,419	224.76
Outdoor Space	330	30.66
Total	4,511	419.09

Note: The above floor areas have been measured against scaled floor plans. All interested parties should verify this as part of their due diligence.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

Available upon request.

TENURE

A long leasehold for a term of 999 years from 16th May 2014 (approx. 990 years unexpired), subject to Peppercorn Ground Rent.

PRICE

£2,750,000 (Two Million, Seven Hundred and Fifty Thousand Pounds)

VAT

The building is elected for VAT.

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.

April 2024.

CONTACTS

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The logo features the letters 'R', 'I', and 'B' in a large, serif font. The 'I' is stylized as three vertical bars of varying heights. Below the letters, the full name 'ROBERT IRVING BURNS' is written in a smaller, all-caps, sans-serif font.

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