

**47-51 CHALTON STREET**  
**LONDON, NW1 1HY**

**RIB**

ROBERT IRVING BURNS



# TO LET

Ground and Lower Ground Floor premises split across three possible entrances along the strategic location of Chalton Street.

Suitable for Class E  
(Offices, Retail, Medical, Restaurant, etc.)





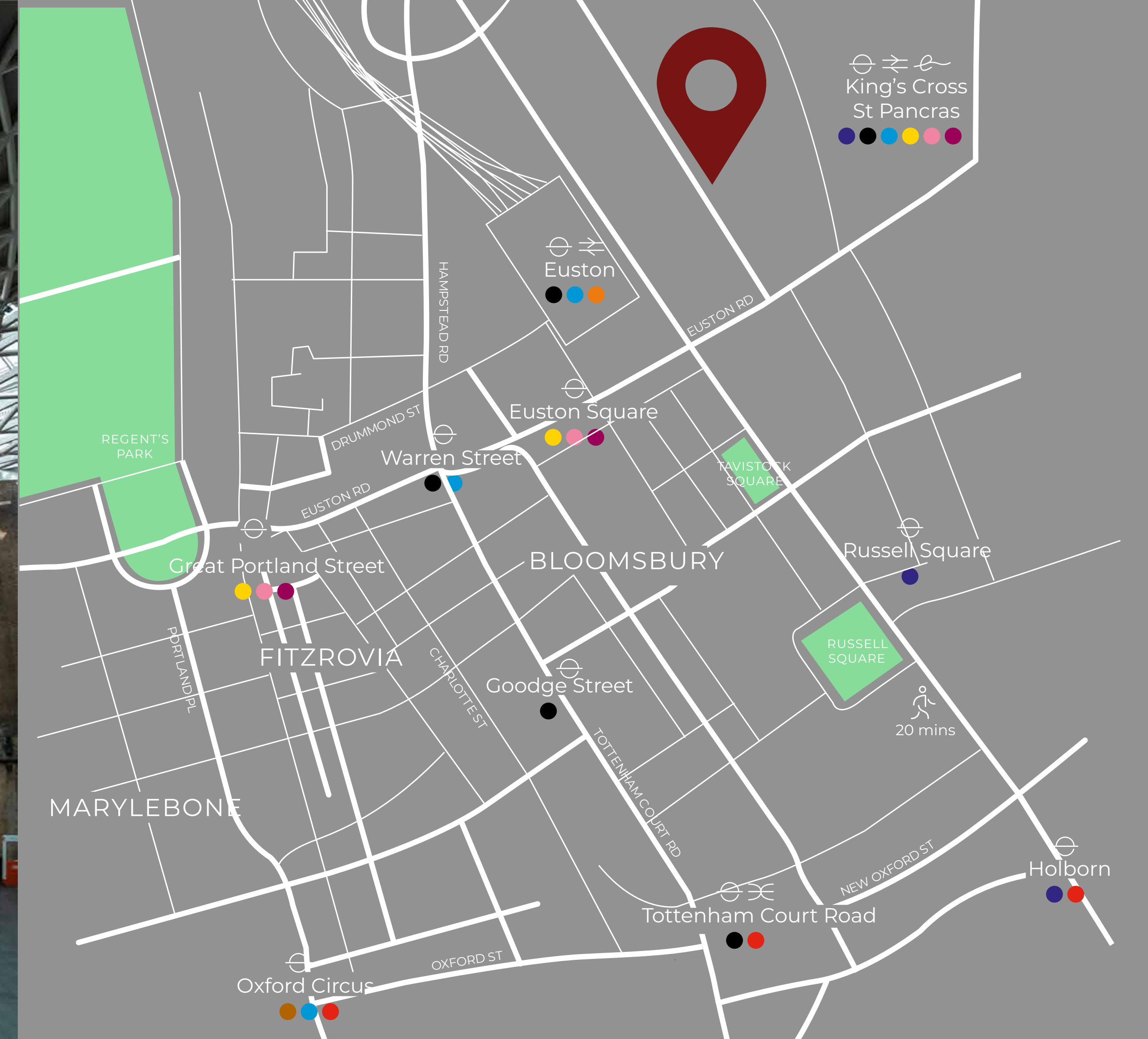
# LOCATION

The property is situated on the western side of Chalton Street, close to Euston Road, in the Borough of Camden.

The surrounding area is a mix of commercial and residential properties. London Euston Station is 0.2 miles away, the busiest intercity railway and is due to see the arrival of the new HS2 by 2025. St Pancras International, which connects London to the majority of the United Kingdom and the Eurotunnel is 0.5 miles away.

The property benefits from excellent transport links.

Established nearby retailers include Pret A Manger, Pizza Express and Barclays.



Regent's Park	9 mins walk
Drummond St	1 min walk
Regent's Place	2 mins walk
Charlotte Street	10 mins walk

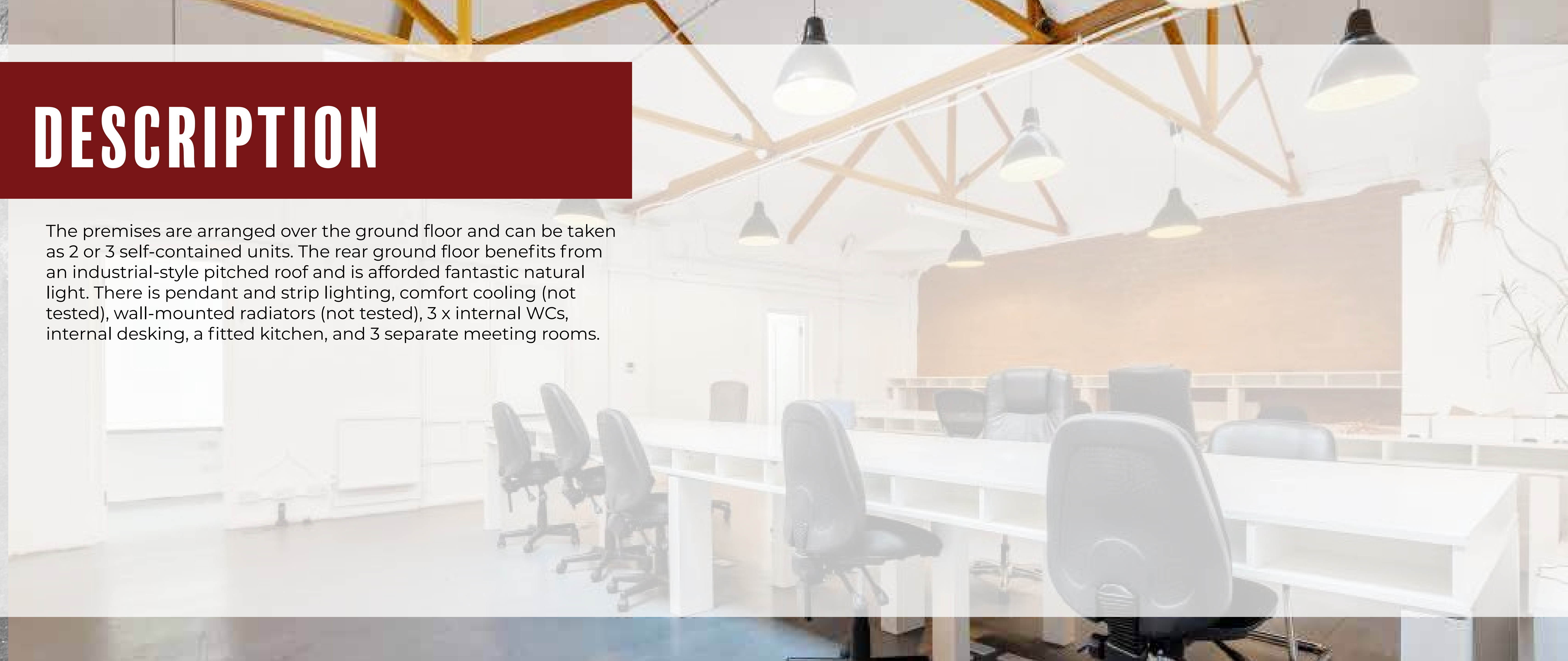


Warren Street	3 mins walk
Euston	8 mins walk
Goodge St	10 mins walk
King's Cross	15 mins walk



# DESCRIPTION

The premises are arranged over the ground floor and can be taken as 2 or 3 self-contained units. The rear ground floor benefits from an industrial-style pitched roof and is afforded fantastic natural light. There is pendant and strip lighting, comfort cooling (not tested), wall-mounted radiators (not tested), 3 x internal WCs, internal desking, a fitted kitchen, and 3 separate meeting rooms.







# AMENITIES



Rear Pitched Roofing



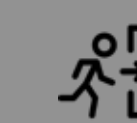
Comfort cooling (not tested)



Rear Skylights



Internal Desking Available



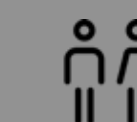
2 - 3 Entrances



Abundance of natural light



Self-Contained



3 Internal WCs



Fitted Kitchen



3 Private Meeting Rooms

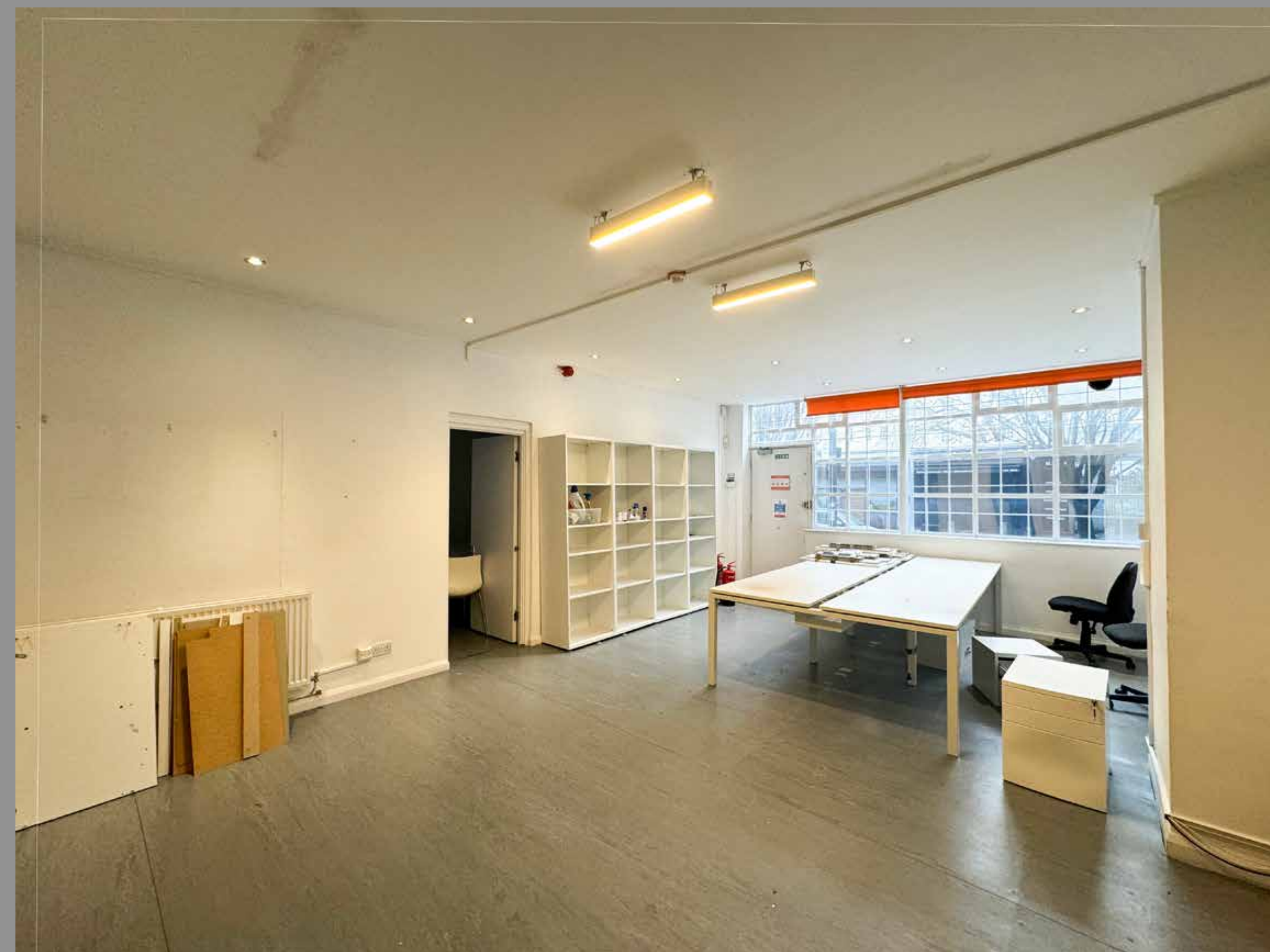
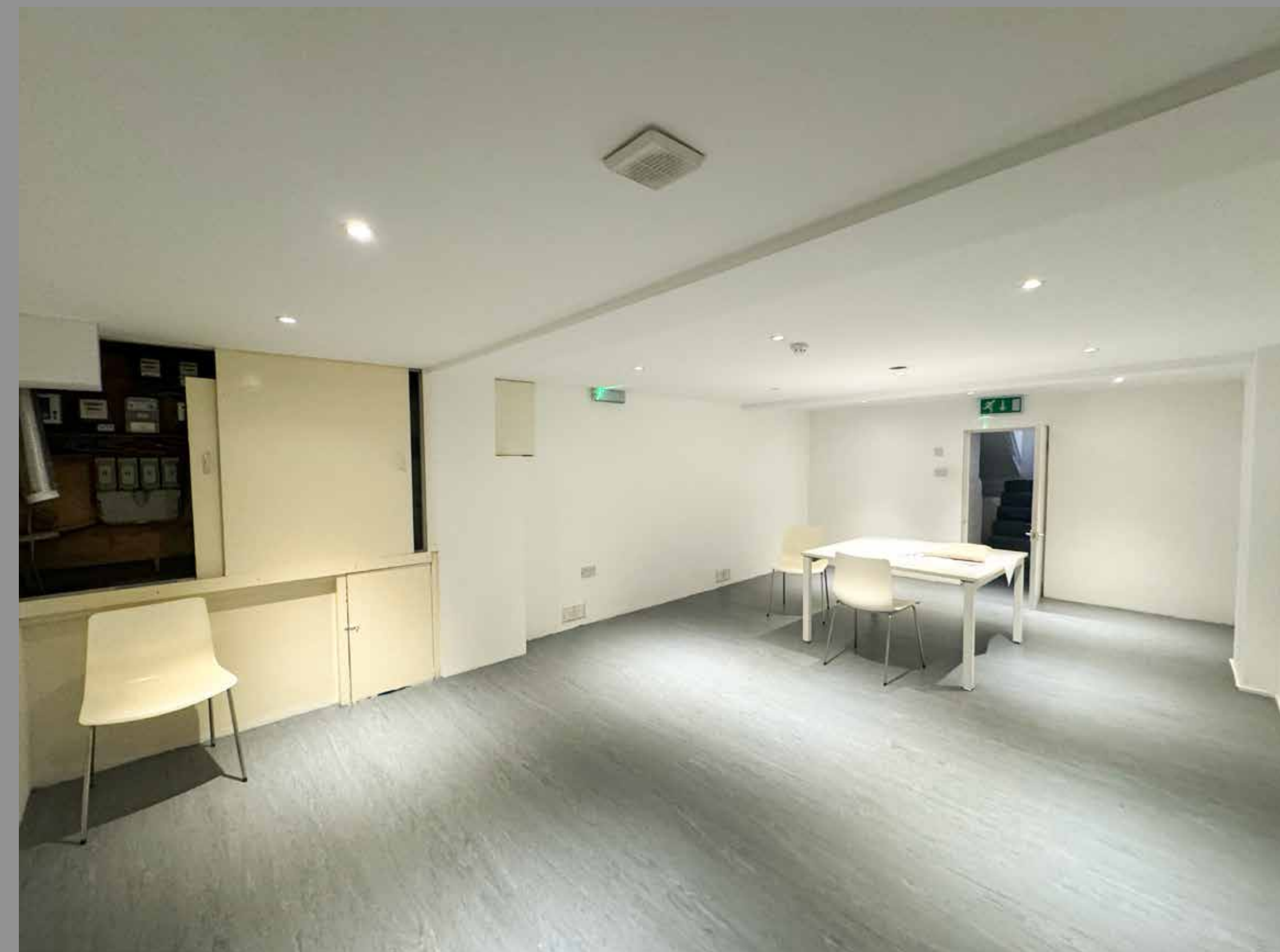


Wall-Mounted radiators (not tested)





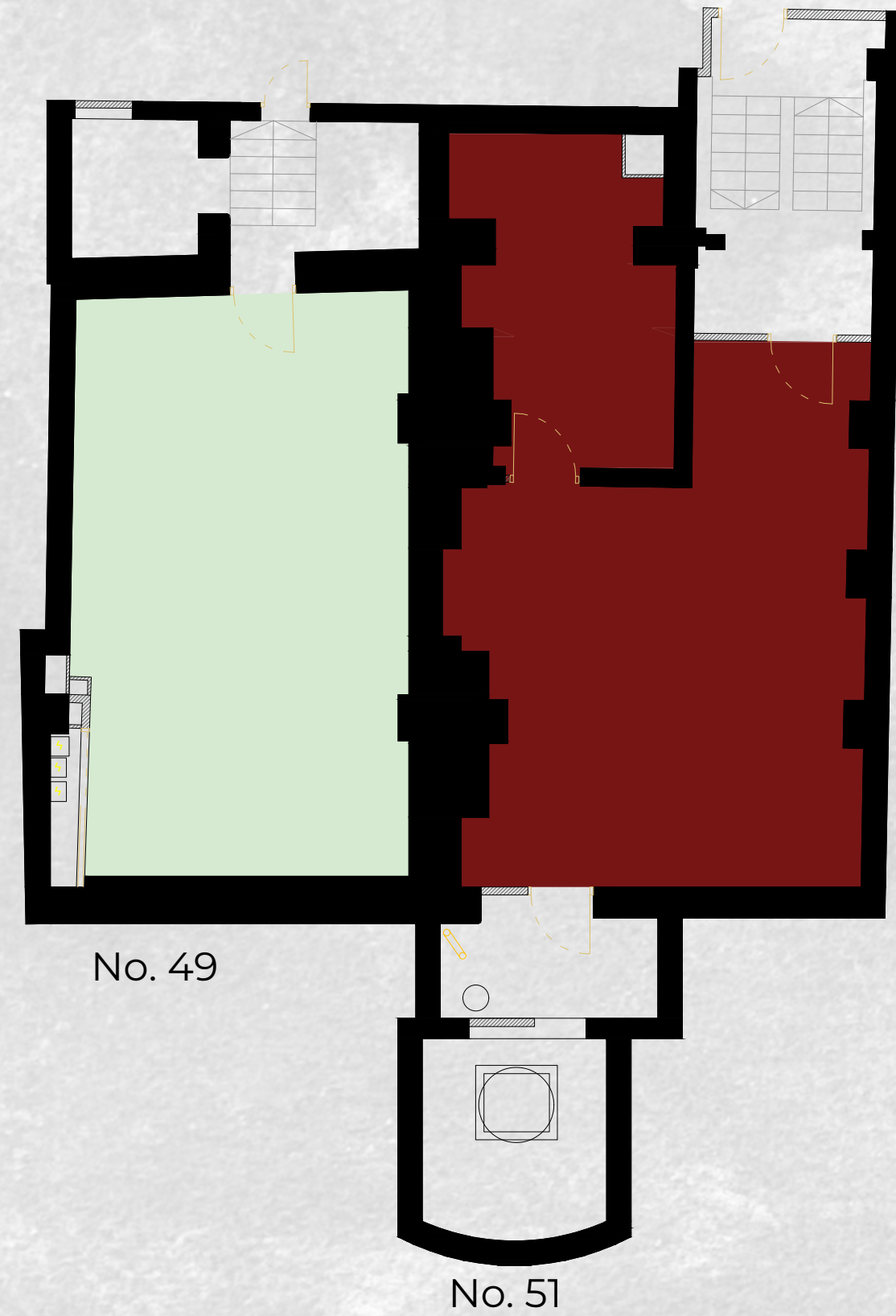
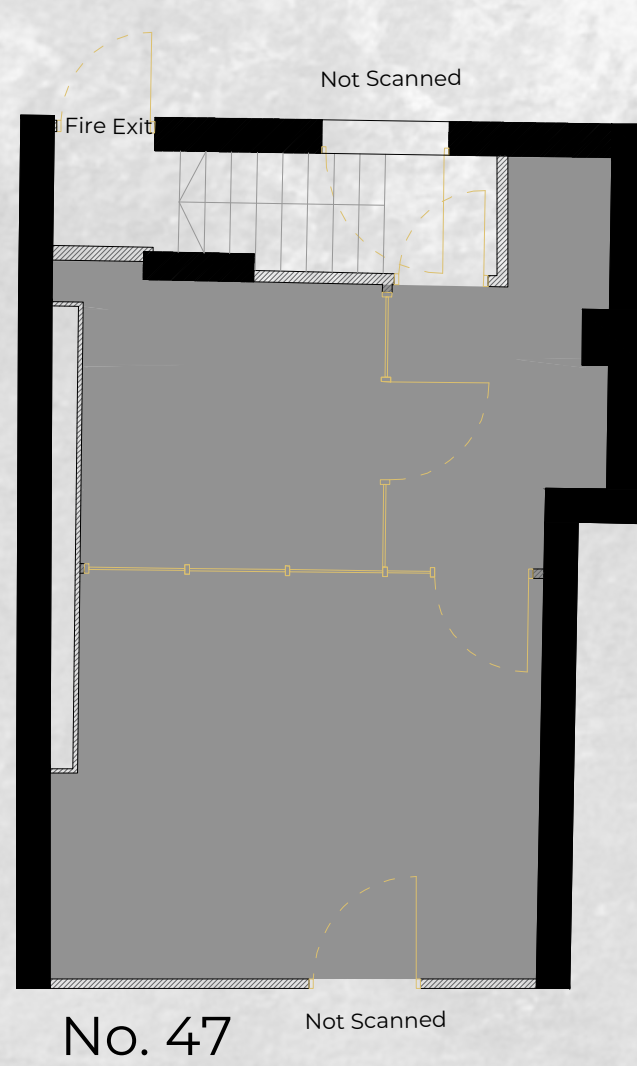






# FLOOR PLANS

## LOWER GROUND



## GROUND LEVEL



	No. 47	No. 49	No. 51
Ground level	482 sq. ft.	1,669 sq. ft.	182 sq. ft.
Lower Ground	307 sq. ft.	308 sq. ft.	392 sq. ft.
Total Nia	789 sq. ft.	1,977 sq. ft.	574 sq. ft.

## References

- No. 47 Net Internal Area
- No. 49 Net Internal Area
- No. 51 Net Internal Area



# FINANCIALS

Options	Lease Option 1	Lease Option 2
Property	47-51 Chalton Street (Ground & Lower Ground Floor)	49-51 Chalton Street (Ground & Lower Ground Floor)
Ground Floors (sq.ft.)	2,333	1,851
Lower Ground Floors (sq.ft.)	1,007	700
Total Size (sq.ft.)	3,340	2,551
Quoting Rent (p.a.) excl.	£141,950	£108,418
Estimated Rates Payable (p.a.)	£37,609	£29,250
Service Charge (p.a.)	TBC	TBC
<b>Estimated Occupancy Cost excl (p.a.)</b>	<b>£179,559</b>	<b>£137,668</b>



## 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.

## FLOOR PLANS

Scaled floor plans available on request.

## VAT

The property is not 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.

February 2024.

## CONTACT US

**Freddie Brett**

020 7927 6575

freddie@rib.co.uk

**Jim Clarke**

020 7927 0631

jim@rib.co.uk

**Matthew Mullan**

020 7927 0622

matthewm@rib.co.uk

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