



# 47 & 49

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## 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.)

PREMISES TO BE WHITEBOXED

1,383 SQ. FT



# 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



# 47 CHALTON STEET

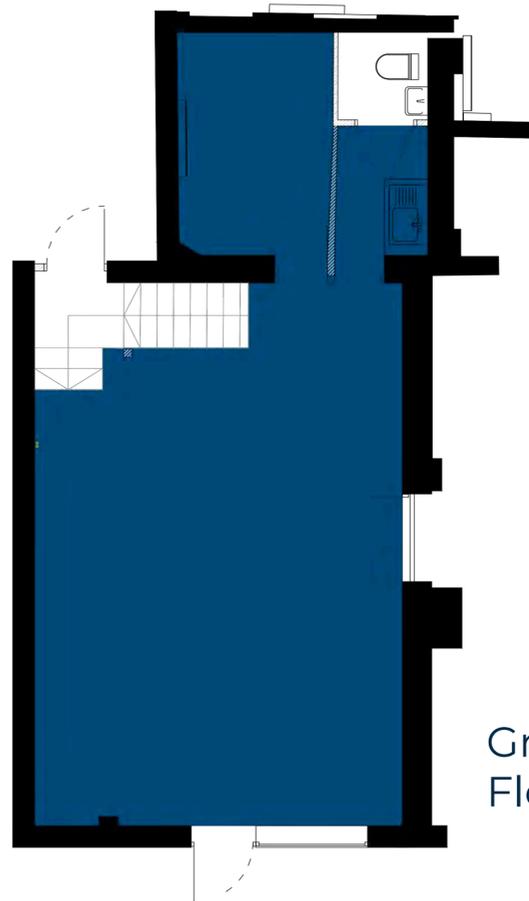
This opportunity is a self-contained Ground and Lower Ground Floor Premises which formally served as an estate agency.

The premises is suitable for class E. The space benefits from Kitchen, WC and Comfort Cooling (Not Tested).

## FLOOR PLANS



Lower  
Ground  
Floor



Ground  
Floor



# 49 CHALTON STEET

This opportunity is arranged over ground floor and is a suitable space for retail, cafe or premises within class E.

The space is white boxed and self contained.

## FLOOR PLAN



Ground Floor





# 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)

# FINANCIALS

<b>FLOOR</b>	<b>47&amp;49 CHALTON STREET GROUND &amp; LOWER GROUND FLOOR</b>
Total Size (sq.ft.)	1,382
Quoting Rent (p.a.) excl.	POA
Service Charge	TBC
Estimated Rates Payable (p.a.)	£39,866

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.

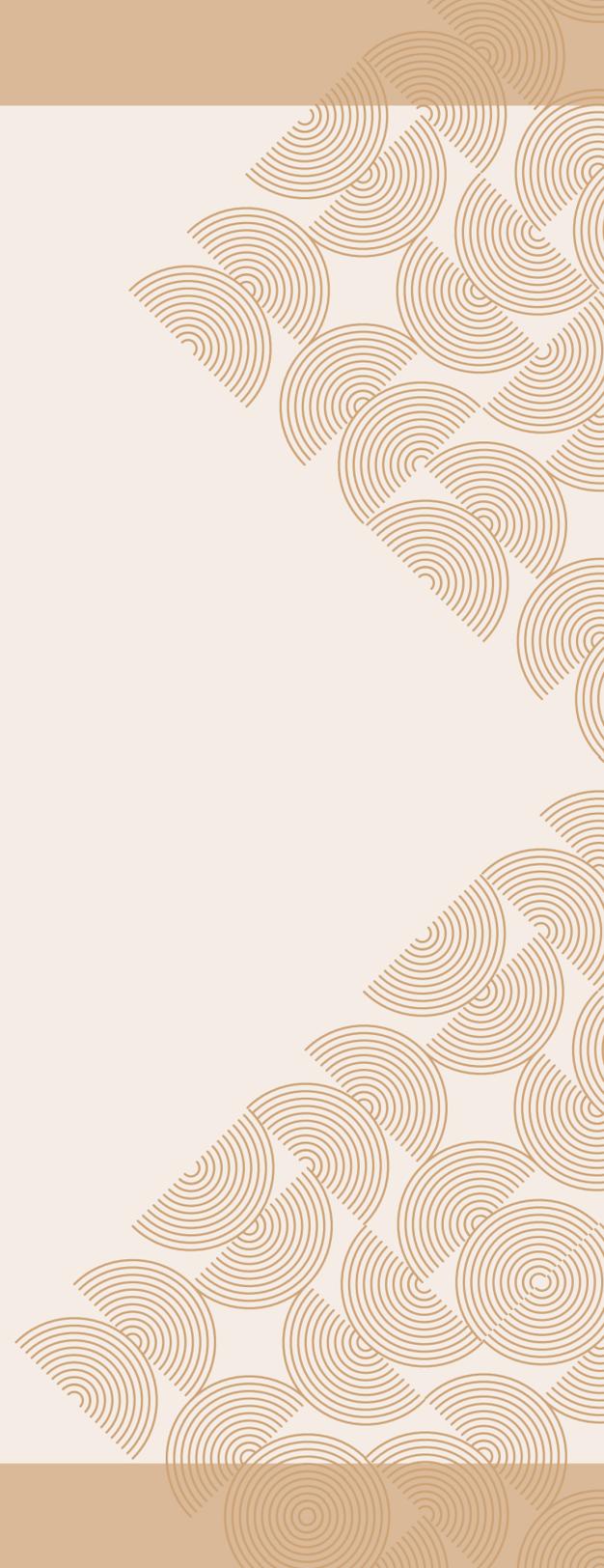


# DESCRIPTION

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.



## Lease

A new effective Full Repairing and Insuring lease 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. May 2025.

## Contact us

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