



# 2-6

## Camden High Street

London, NW1 0JH

### TO LET

Fitted Office HQ

In the heart of Mornington Crescent

Separate floor plates available

Suitable for Class E

(Office, Medical, Leisure etc.)

From 1,433 SQFT to 4,605 SQFT

# R I B

ROBERT IRVING BURNS





## DESCRIPTION

The building was previously occupied as a self-contained office HQ and is arranged over Ground floor reception to 3rd floor. The floors benefit from front and rear natural light. The floors are fitted with carpet flooring, LED panels, brick slips, perimeter timber trunking, fitted kitchens (each floor) and comfort cooling (not tested).

The building further benefits from well-maintained restrooms, 6-person lift, bike storage, shower (1st floor) and a welcoming reception area.

Individual floors can be taken or the building as a whole.

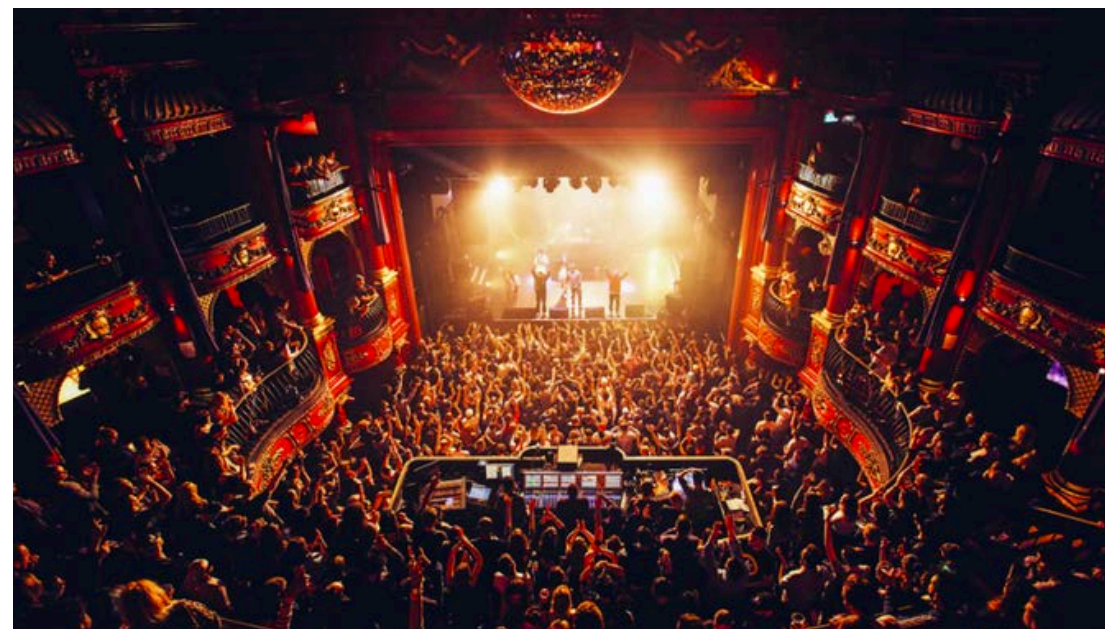


# LOCATION

The property is located along Camden High Street and situated between Primrose Hill and Islington. There is easy access to Regents Park, just a stone's throw 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.

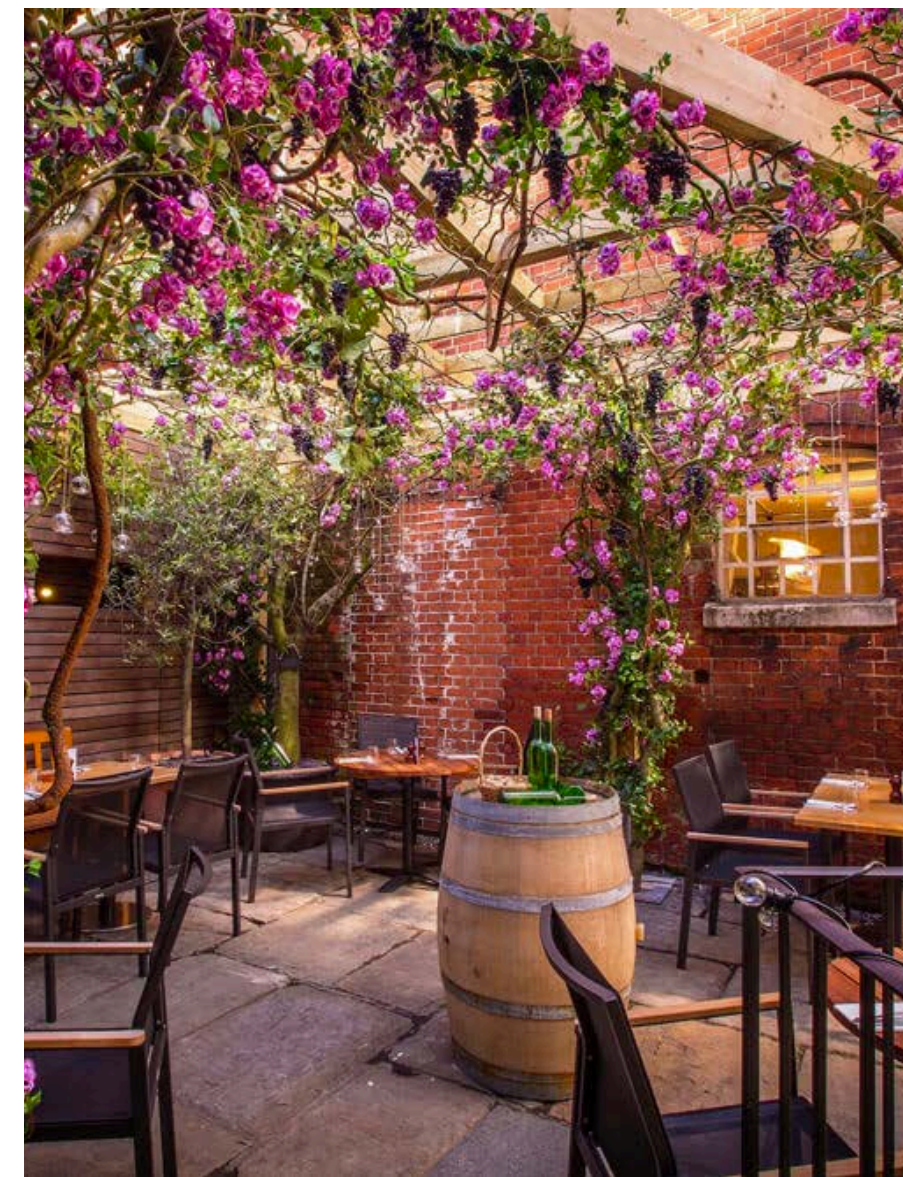
Situated just next door is London's famous KOKO events building that has recently undergone comprehensive refurbishment and regularly features some of the world's most recognised acts.



KOKO's



Namaste Kitchen



York & Albany



# FINANCIALS

Floor	1st Floor	2nd Floor	3rd Floor	Total
Total Size (sq.ft.)	1,586	1,586	1,433	4,605
Quoting Rent (p.a.) excl.	£63,421	£59,457	£50,155	£173,033
Service Charge	TBC	TBC	TBC	TBC
Estimated Rates Payable (p.a.)	£39,811	£39,811	£35,981	£115,603
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£103,232</b>	<b>£99,268</b>	<b>£86,136</b>	<b>£288,636</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.

# AMENITIES

Comfort Cooling (not tested)  
 Kitchen (fitted on each floor)  
 2 to 3 Meeting Rooms (per floor)  
 Phone Booths (1st Floor)  
 Entry Phone System  
 WC's  
 Shower (1st Floor)  
 6 Person Passenger Lift  
 Bike Storage  
 Reception Area  
 Front and Rear Natural Light

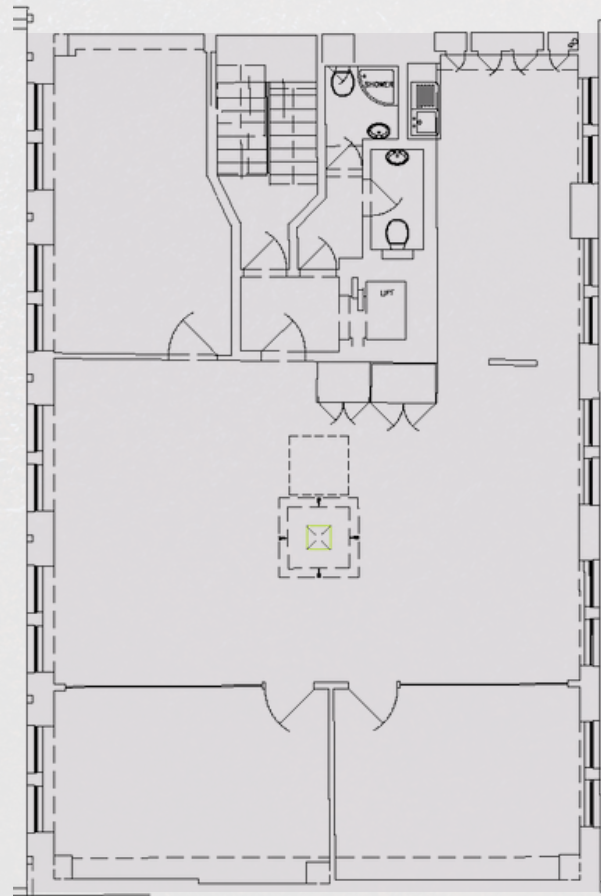


# ACCOMMODATION

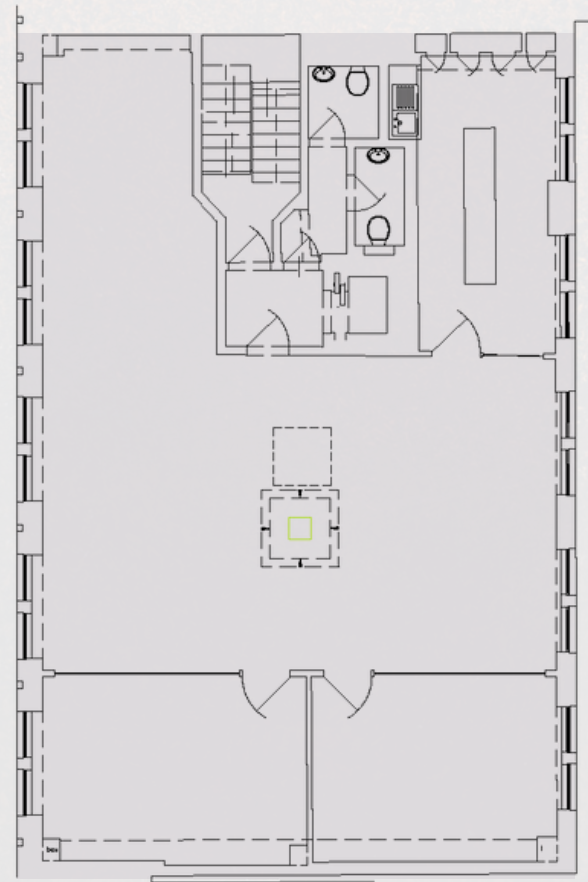
	<b>SQM</b>	<b>SQFT</b>
<b>First Floor</b>	147.30	1,586
<b>Second Floor</b>	147.30	1,586
<b>Third Floor</b>	133.13	1,433
<b>Total</b>	<b>427.73</b>	<b>4,605</b>

# FLOOR PLANS

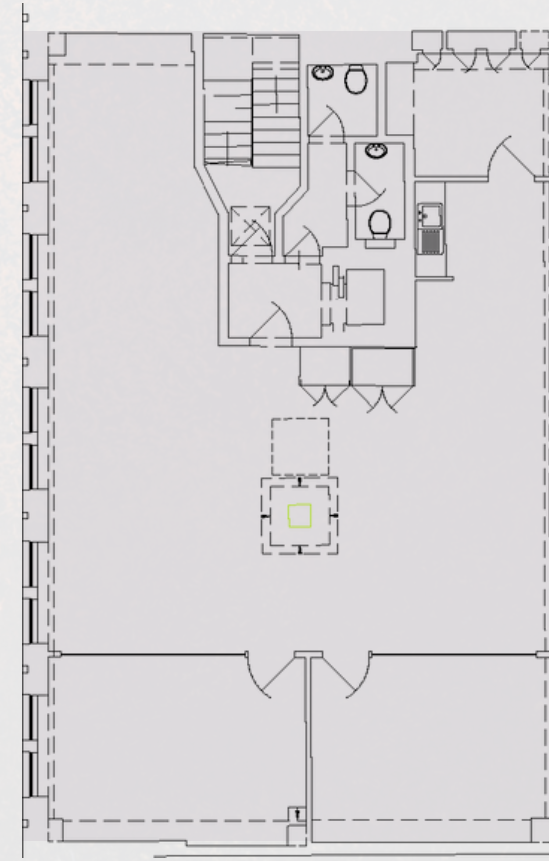
Not to Scale. For indicative purposes only.



First Floor



Second Floor



Third Floor



# RECEPTION





# FIRST FLOOR





# SECOND FLOOR





# THIRD FLOOR





## LEASE

Lease terms up to 3 years, direct with the landlord and outside the landlord and tenant act 1954.

## 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

## VIEWINGS

Strictly through Robert Irving Burns.

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.

June 2024.

## CONTACT US

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**RIB**

ROBERT IRVING BURNS