

# 70 CHALK FARM ROAD

CAMDEN, NWT 8AN

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FOREST  
REAL ESTATE

Muang Thai

Restaurant

THAI RESTAURANT

Tel: 0207 916 0653

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STUDIO, 1 & 2 BED  
STUDIO, 1 & 2 BEDROOM APARTMENTS  
Price from £200,000 in this Summer

hestory



**TO LET**

**836 SQ FT**

**Modern Prominent Retail Unit**

## **Key Features**

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- Spot Lighting
- Wood Flooring
- Electric Heating
- Available January 2025
- Modern Integrated Kitchen
- 10ft Ceiling Height
- 15ft Frontage

**70 Chalk Farm Road**  
Camden, NW1 8AN





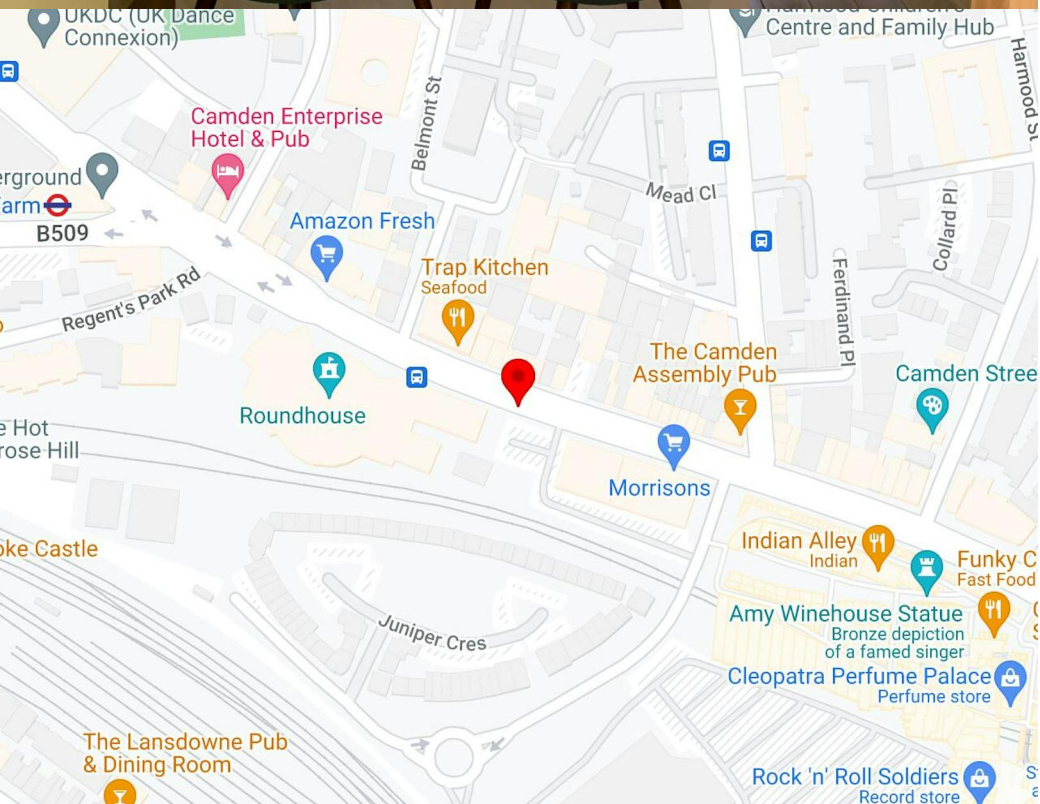
## Description

This contemporary open-plan retail space has most recently been utilised as a show suite by a residential developer. As a result, it boasts high-quality fittings and finishes, making it suitable for various occupants falling under Use Class E.

## Location

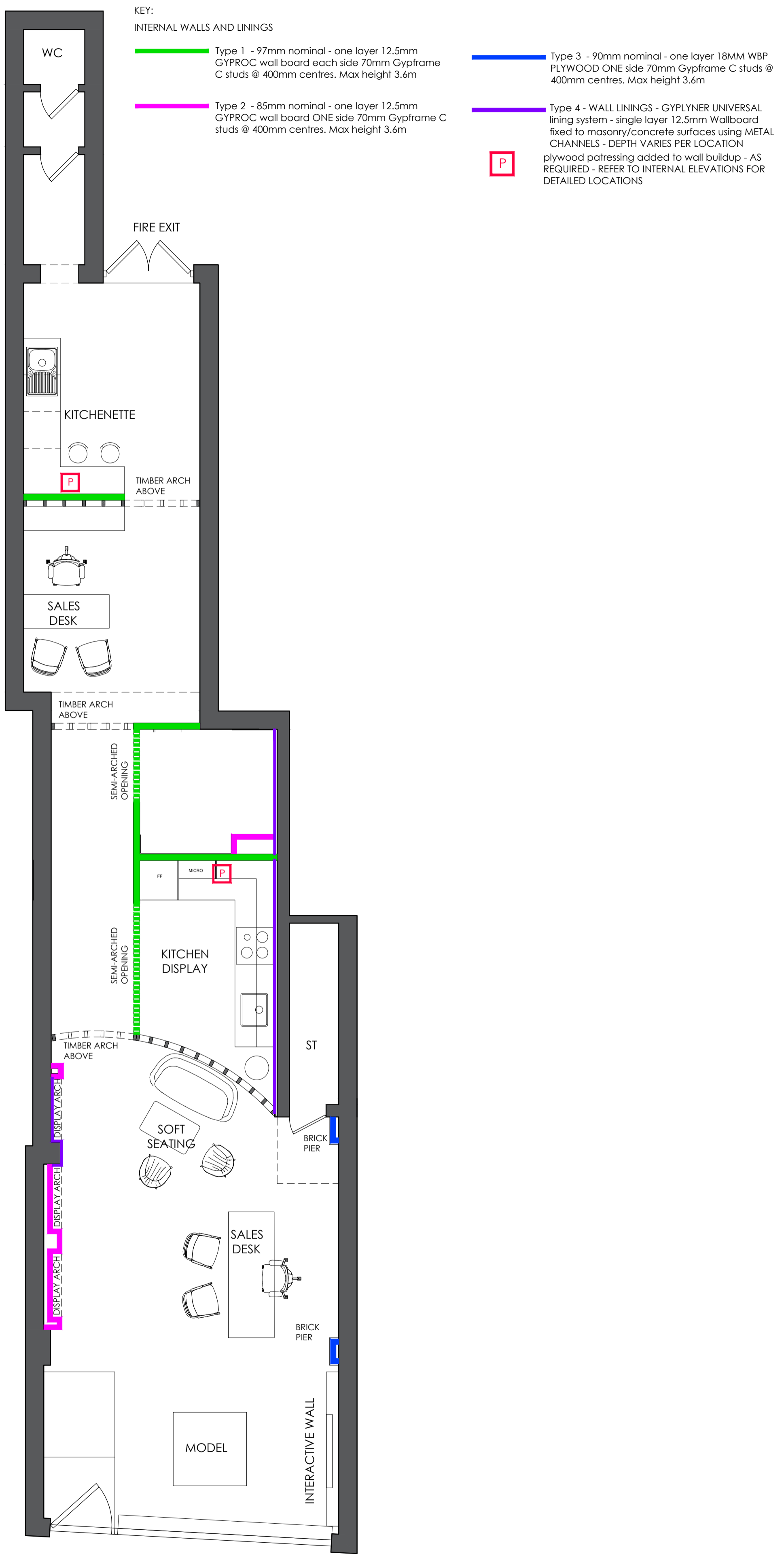
Chalk Farm Road offers enviable access to the many amenities and independent establishments in Camden and Camden Market.

Situated very close to The Roundhouse and Chalk Farm Station (Northern Line).









- KEY:  
INTERNAL WALLS AND LININGS
- Type 1 - 97mm nominal - one layer 12.5mm GYPROC wall board each side 70mm Gypframe C studs @ 400mm centres. Max height 3.6m
  - Type 2 - 85mm nominal - one layer 12.5mm GYPROC wall board ONE side 70mm Gypframe C studs @ 400mm centres. Max height 3.6m
  - Type 3 - 90mm nominal - one layer 18MM WBP PLYWOOD ONE side 70mm Gypframe C studs @ 400mm centres. Max height 3.6m
  - Type 4 - WALL LININGS - GYPLYNER UNIVERSAL lining system - single layer 12.5mm Wallboard fixed to masonry/concrete surfaces using METAL CHANNELS - DEPTH VARIES PER LOCATION
- P plywood patressing added to wall buildup - AS REQUIRED - REFER TO INTERNAL ELEVATIONS FOR DETAILED LOCATIONS

notes

TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS & SPECIFICATIONS AND STRUCTURAL ENGINEERS DRAWINGS & CALCULATIONS

revisions		date	initial	check
no.	description		BY	BY
1	INITIAL ISSUE	31.01.22	NLC	NLC
2	AMENDED IN LINE WITH REVISED LAYOUT	04.02.22	NLC	NLC

client		OCTINK/VISTRY	
project		BELMONT STREET MARKETING SUITE	
drawing		ANNOTATED PLAN	
scale	1:50 @ A2	date drawn	28.01.22
drawn by	NLC	checked by	NLC
1 check date	25.01.22	2 check date	25.01.22
drawing no.	BEL_A_102	revision	P02

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DRAWING SUBJECT TO COPYRIGHT ACT

# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£52,500.00 per annum
<b>Rates</b>	£21,207.50 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	B (38)

# Contact

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**F O R E S T**  
REAL ESTATE

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