



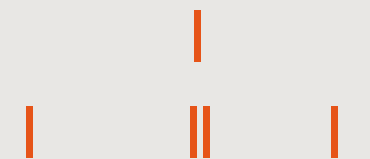
# TWO LEVELS

NW1 7HL

OG DG

1ST FLOOR OFFICE SPACE IN THE  
HEART OF CAMDEN

SUITABLE FOR BUSINESS CLASS E  
(MEDICAL, OFFICE, RETAIL, LEISURE ETC.)



# LOCATION

The property is conveniently nestled on the vibrant corner of Arlington Road and Parkway, in the heart of Camden. Strategically situated a mere 75 meters from the bustling Camden Town Station and the vibrant Camden High Street, offering unparalleled accessibility and convenience for your daily commute and business needs.



Experience the ultimate urban lifestyle with an array of amenities at your fingertips. Banks, post office, charming cafes, and restaurants are just steps away, offering a plethora of dining options for your team and clients. Indulge in the eclectic delights of street food and explore the iconic attractions of Camden Lock, all in close proximity.



# LOCAL OCCUPIERS

172 Arlington Road is cleverly positioned just off the tourist track, providing a peaceful and productive work environment while remaining close enough to the dynamic energy that defines Camden. Strike the perfect balance between productivity and inspiration as you thrive in this dynamic neighborhood.

With its unbeatable location, versatile office spaces, and an array of amenities nearby, 172 Arlington Road is the ideal location for your business. Embrace the vibrant spirit of Camden while enjoying a professional, well-connected workspace.



1. Goodfare Italian
2. Jazz Cafe
3. Purezza Camden
4. Camden Staysapart Hotel
5. The Underworld

6. Simmons Bar | Camden Town
7. Me Petite Jamaica
8. Tortilla Camden
9. BrewDog Camden

# DESCRIPTION

The demise situates on the corner of Arlington Road and Parkway and comprises of the first floor benefiting from 3 sides of natural light. The unit currently features meeting rooms, AC (not tested), breakout space as well as a modern fitted kitchen, 3 WC's and exposed brick.





# SPECIFICATIONS



COMFORT COOLING



GREAT CEILING HEIGHT



NEW KITCHENETTE



NEW LED LIGHTING



PRIVATE WC



NEW ENGINEERED TIMBER FLOORING

# FINANCIALS

Size (sq. ft.)	1,291
Quoting/Passing Rent (p.a.) excl.	£45,000
Estimated Rates Payable (p.a.)	£21,956
Service Charge (p.a.)	£8,000
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£74,956</b>

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954, direct with the landlord.

## 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

Available on request.

## VAT

TBC

## VIEWINGS

Viewings through Robert Irving Burns or DMA.

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.

January 2025.

## CONTACT US

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RIIB

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