

**Nº 15**

# **Nº 15 LAWFORDS WHARF**

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Lyme Street, London, Camden,  
Greater London, NW1 0SF

**RIB**

ROBERT IRVING BURNS

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15 LAWFORDS WHARF



# TO LET

Self-Contained Premises

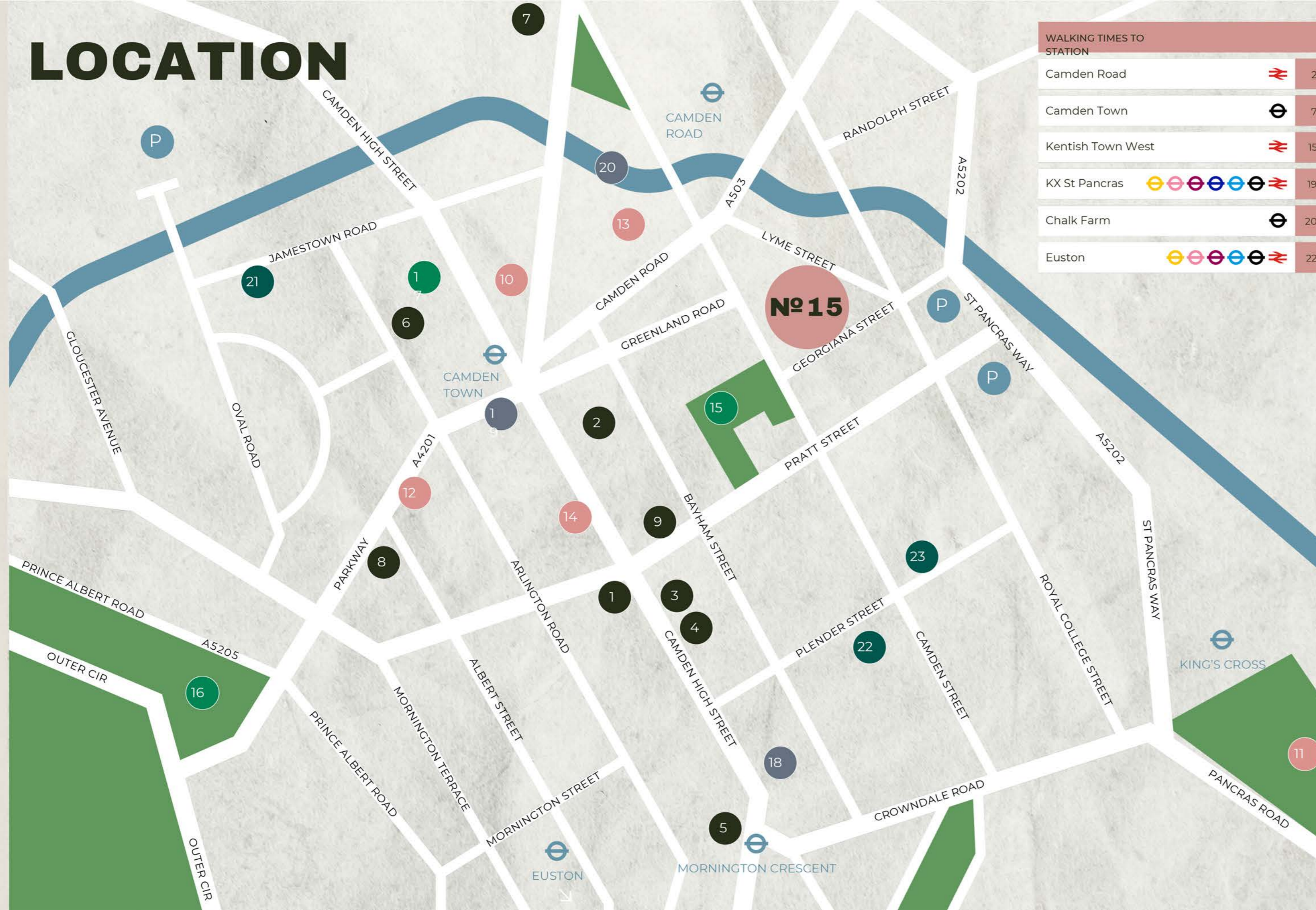
Suitable for Class E  
(Medical, Office, Retail Leisure)

917 Sq Ft (85.19 Sq M)

15 LAWFORDS WHARF



# LOCATION



WALKING TIMES TO STATION		
Camden Road		2
Camden Town		7
Kentish Town West		15
KX St Pancras		19
Chalk Farm		20
Euston		22

## FOOD & DRINK

Blues Kitchen	1
BrewDog Camden	2
Camden Bakery	3
Fabler Bakery Camden	4
Lyttleton Arms	5
Haché	6
Panadera	7
Mr Ji	8
Il Sugo	9

## SHOPPING

Camden Market	10
Coal Drops Yard	11
Whole Foods	12
Sainsbury's	13
M&S	14

## PARKS

St Martins Gardens	15
Regent's Park	16
Camden Highline	17

## LANDMARKS/CULTURE

KOKO	18
Jazz Cafe	19
Regent's Canal	20

## HEALTH & FITNESS

Triyoga	21
FG London Tennis	22
F45 Training	23

## DESCRIPTION

This self-contained townhouse style office is arranged over ground and first floor.

The property benefits from separate meeting rooms on the ground and open plan first floor. There is timber laminate flooring throughout with natural light at the front and rear of the premises.





Set within a private gated courtyard, offering great canal views.

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## AMENITIES

-  Self-contained
-  Large Kitchen
-  Cellular Layout
-  Wall Mounted Radiators
-  Natural Light Front & Rear
-  Timber Laminate Flooring
-  Shower & WC Facilities
-  Spot Lighting

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# FINANCIALS

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Net Internal Area  
917 SQFT

Floor	GF & 1st
Total Size (sq.ft.)	917
Rent (p.a.) excl.	£35,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£17,331
Estimated Occupancy Cost excl. (p. a.)	£52,331

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is 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 click.

## VAT

TBC

## FLOOR PLANS

Scaled Floor Plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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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