

Compton

For Rent
**147 Arlington Road
Camden NW1**



Newly refurbished 3,200 ft² fully
fitted office within a secure private
gated courtyard located in prime
Camden

For Rent

147 Arlington Road
Camden NW1

Size

3,200 Ft²

Rent

£49.50 per sq ft

Fitout

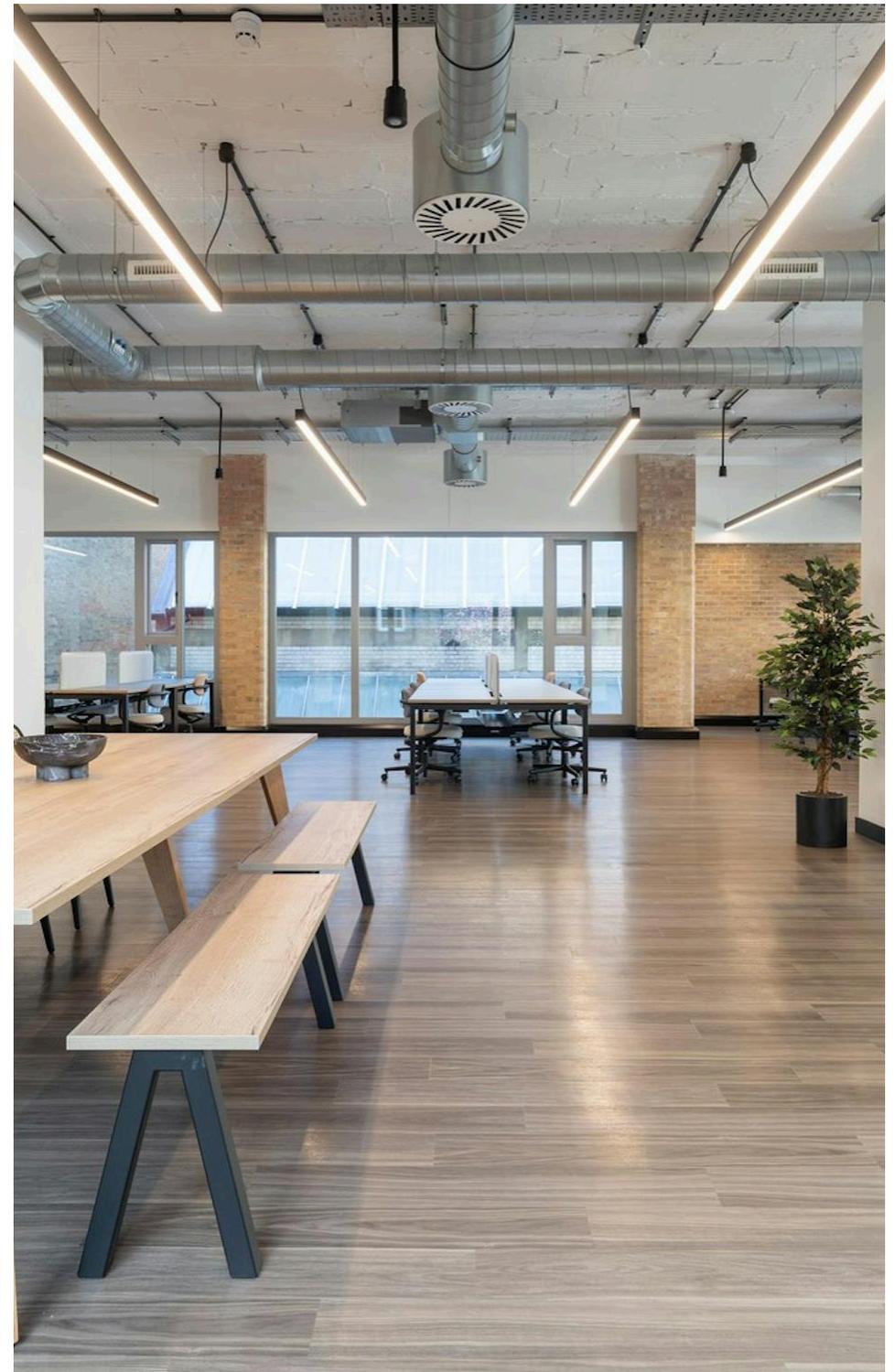
Fitted. Space currently being fitted
& furnished

Description

This newly refurbished first-floor office space has been designed with a brand-new, high-quality fit-out currently being completed by the landlord. The property is accessed via Arlington Road and features a private gated courtyard, offering an exclusive sense of privacy and security for tenants and visitors.

Allocated parking spaces are conveniently positioned just outside the building's entrance, a valuable feature in this location (subject to separate arrangements).

Set back from the main road, the secluded courtyard creates a peaceful environment, away from Camden's vibrant streets, while maintaining excellent connectivity.



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Description

Inside, the modern and professional reception lobby provides a welcoming first impression. Serving as the communal entrance for all occupiers, the reception includes a commissionaire service and CCTV coverage throughout the site. Additional shared facilities, such as showers and bike storage, are available.

With its combination of contemporary design, prime location, and excellent amenities, 147 Arlington Road offers an outstanding workspace in the heart of Camden.



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Main Reception Lobby

Size

3,200 Ft²

Rent

£49.50 per sq ft

Fitout

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For Rent

147 Arlington Road
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For Rent

147 Arlington Road
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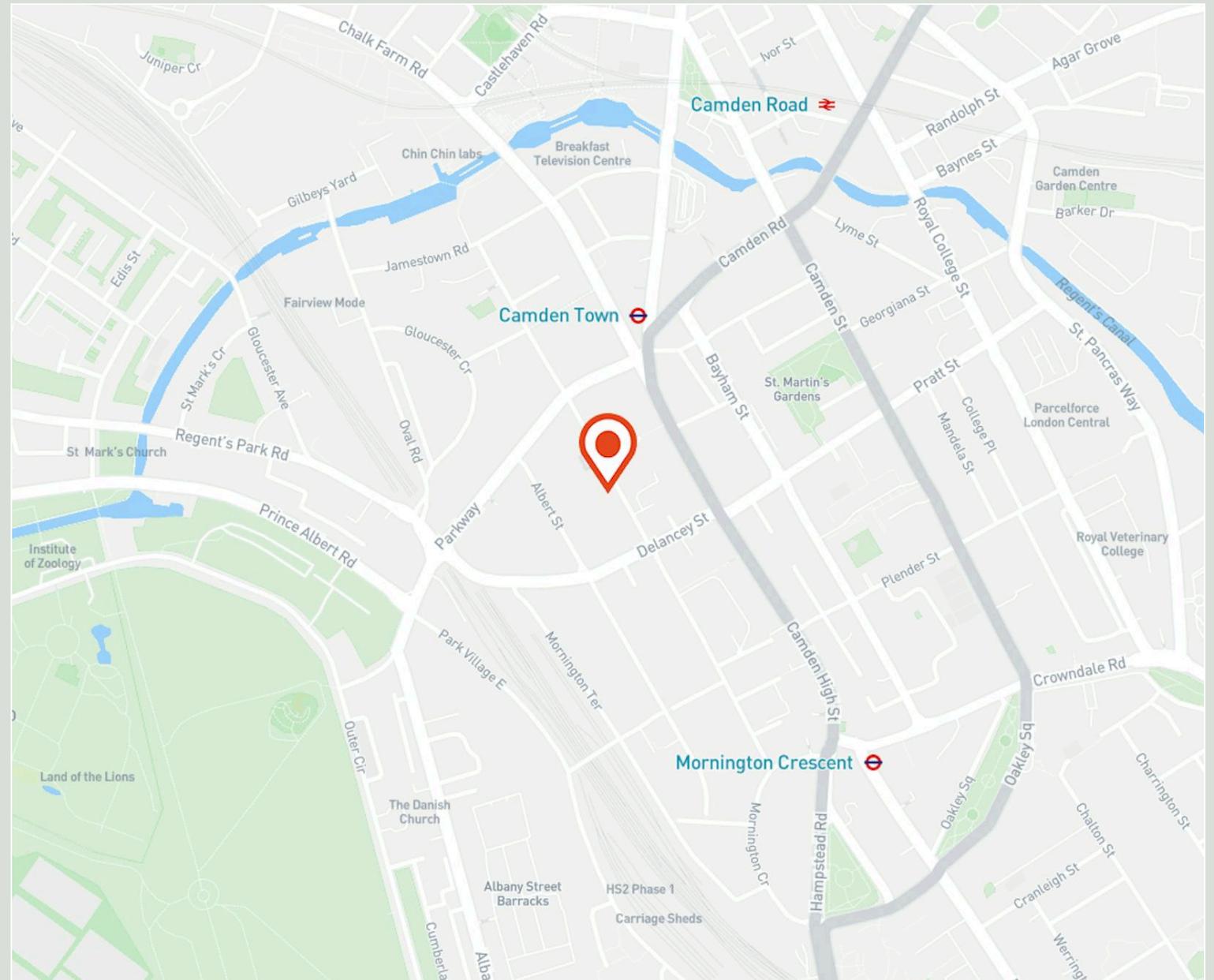
Location

The property is situated in the heart of Camden and is seen as a highly accessible location, benefitting from excellent transport links. It is a short walk to the surrounding amenities, making it an exciting place to work.

The walk to Camden Town Underground Station (Northern Line) takes approximately 4-5 minutes (source - Google Maps), offering direct access to key areas such as King's Cross, the City, and the West End. Additionally, Camden Road Overground Station connects to other parts of London.

This connectivity makes 147 Arlington Road an attractive option for businesses looking for a central location with excellent transport links across the capital and beyond.

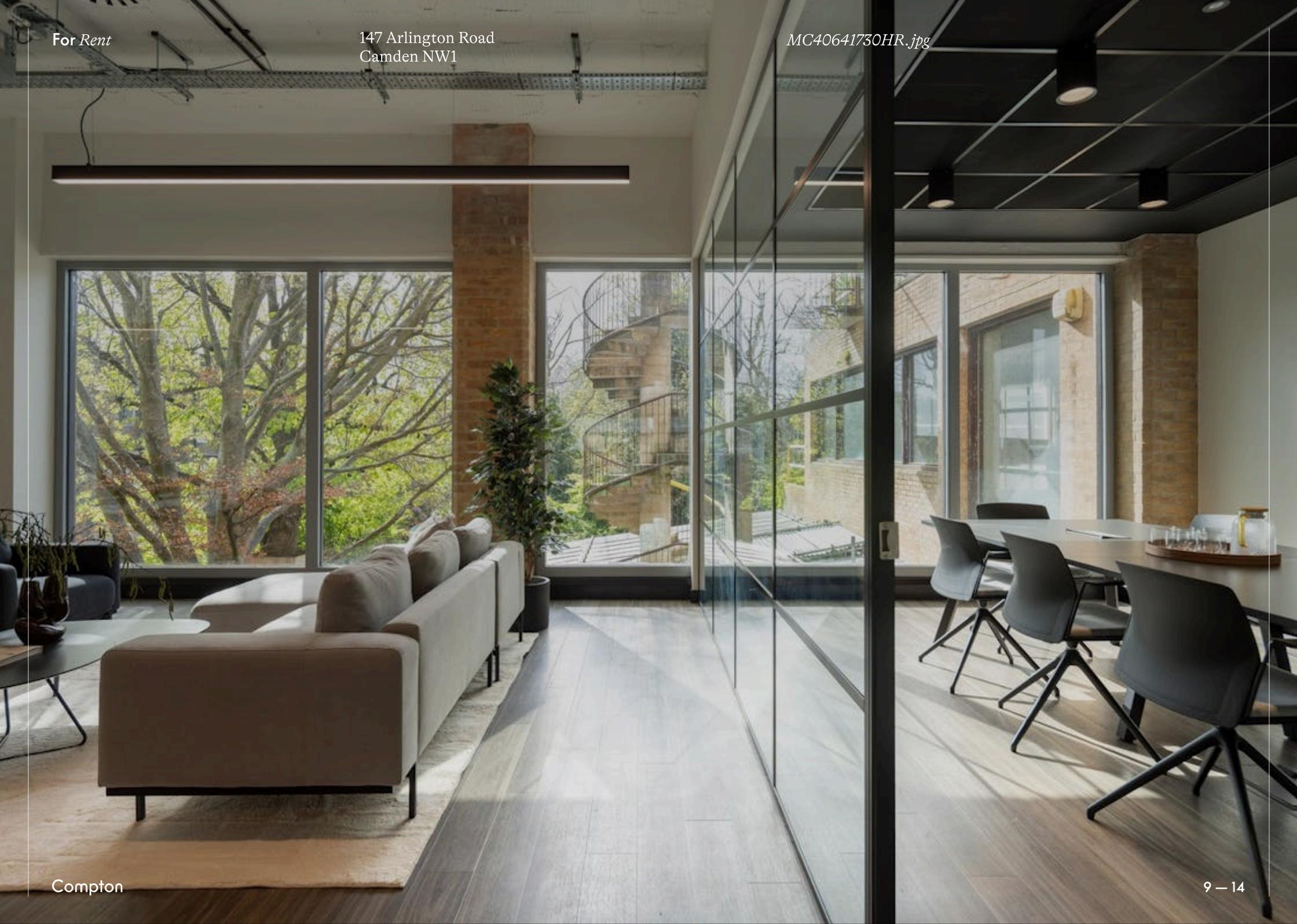
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For Rent

147 Arlington Road
Camden NW1

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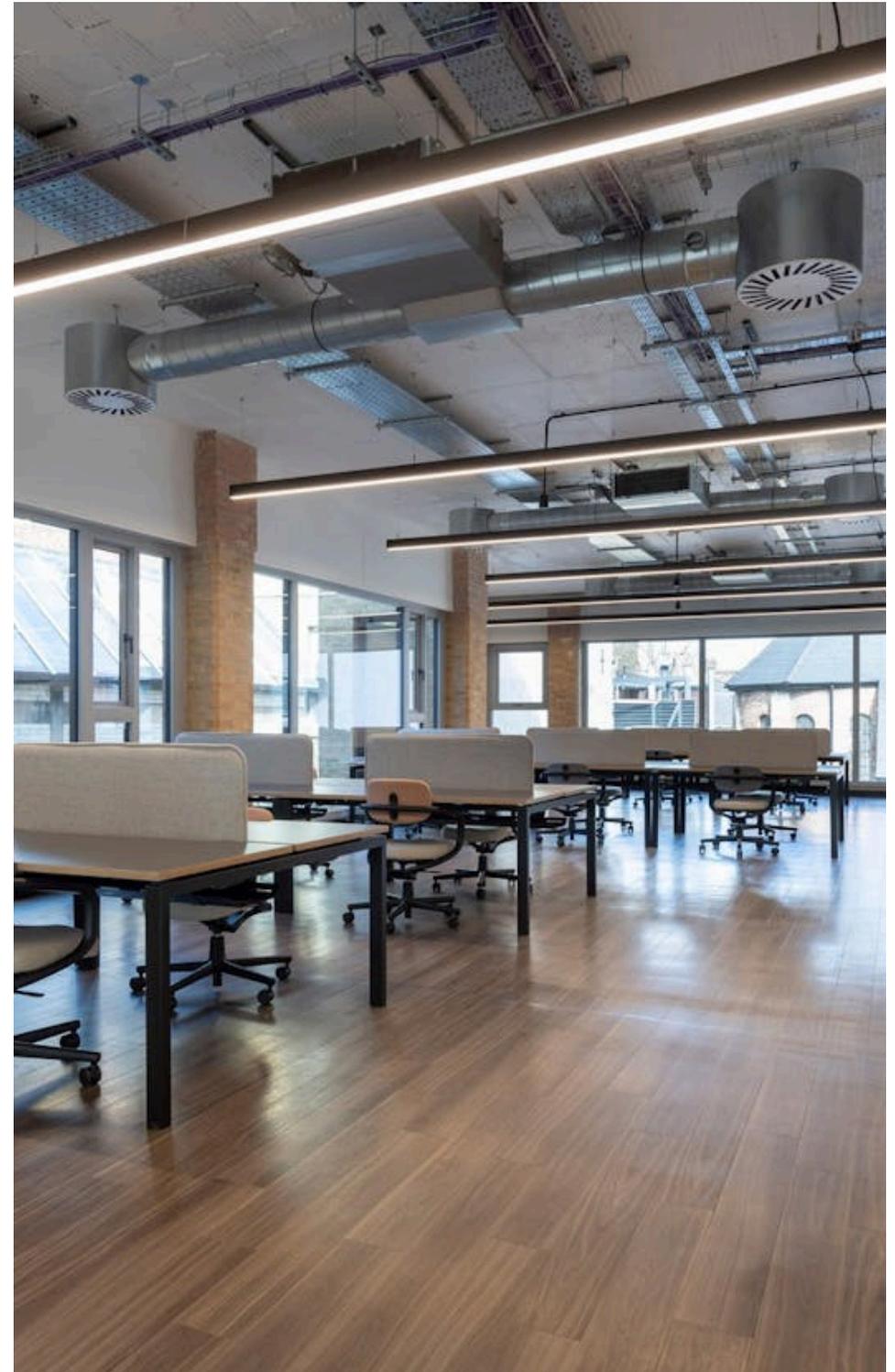


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Amenities

- Private gated courtyard setting
- Newly Fitted & Furnished accommodation
- Manned reception
- Fantastic ceiling heights with excellent natural light
- Laminate wood flooring
- Air conditioning
- Perimeter trunking
- 38 workstations
- 4-person meeting room
- 8-person boardroom
- Kitchen and breakout
- Cycle storage
- Passenger lift
- Car parking available by arrangement
- Fully cabled for internet connectivity

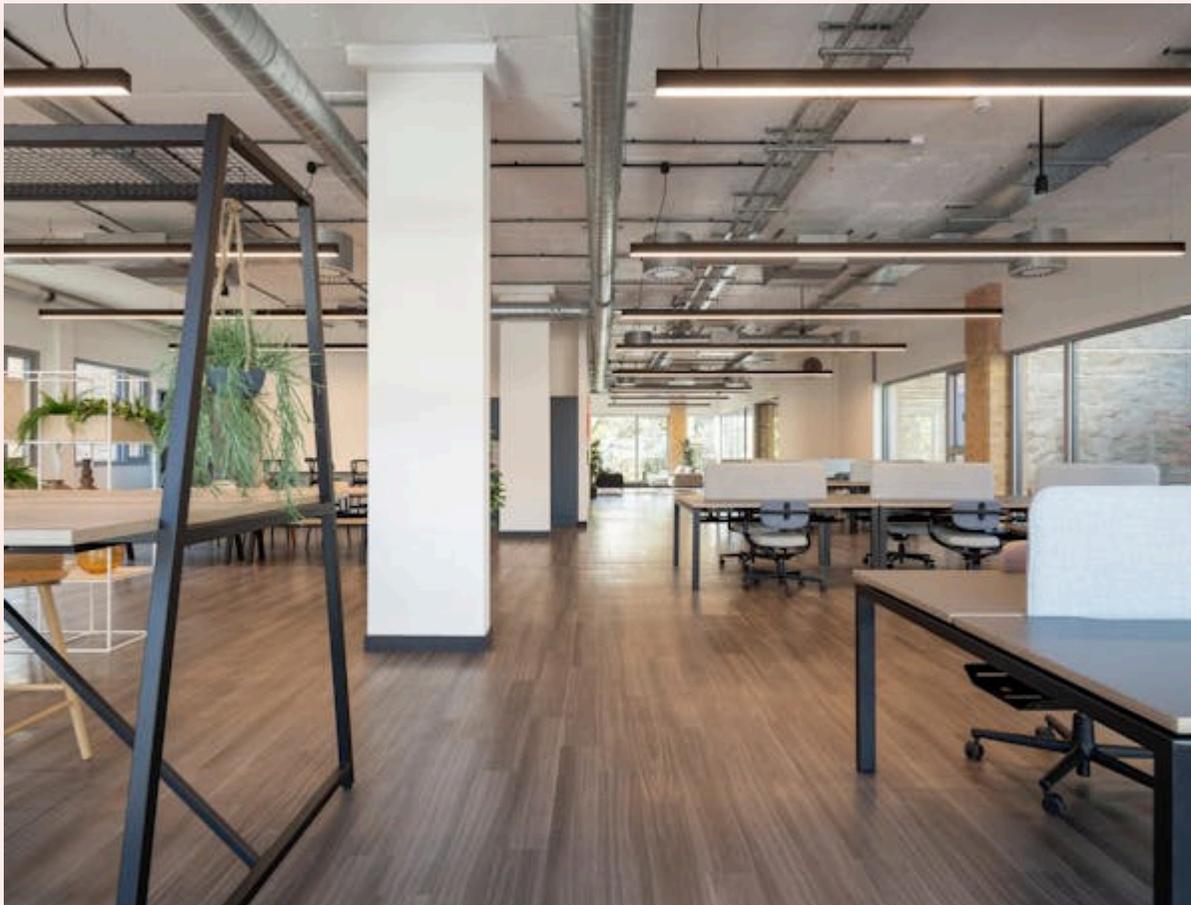
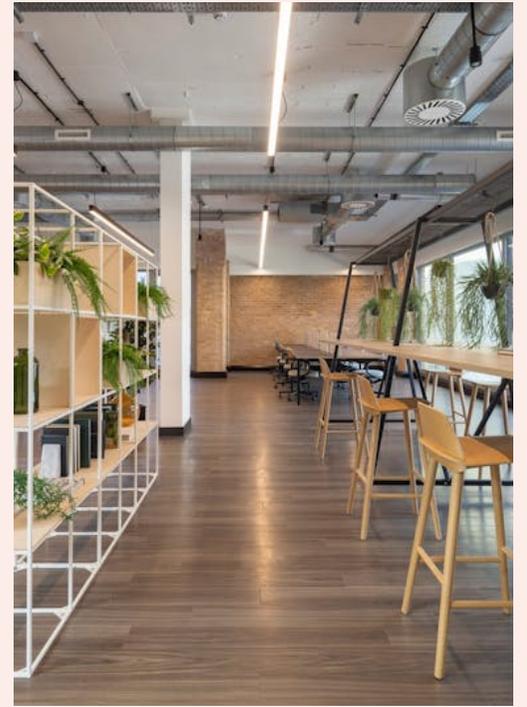


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For Rent

147 Arlington Road
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For Rent

147 Arlington Road
Camden NW1

Availability

| Name | Sq Ft | Rent (Sq Ft) | Rates Payable (Sq Ft) | Service Charge (Sq Ft) | Total /Sq Ft | Total Month | Total Year | Availability |
|--------------------|--------------|---------------|-----------------------|------------------------|---------------|-------------------|-----------------|--------------|
| 1st - Fully Fitted | 3,200 | £49.50 | £23.45 | £13.40 | £86.35 | £23,026.67 | £276,320 | Under Offer |
| Total | 3,200 | £49.50 | £23.45 | £13.40 | £86.35 | £23,026.67 | £276,320 | |

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Landlord

Private

Tenure

Leasehold

Lease Term

New full repairing & insuring lease
available for a term by arrangement
direct from the Landlord

Availability

Available now

VAT

The property is elected for VAT

Legal Costs

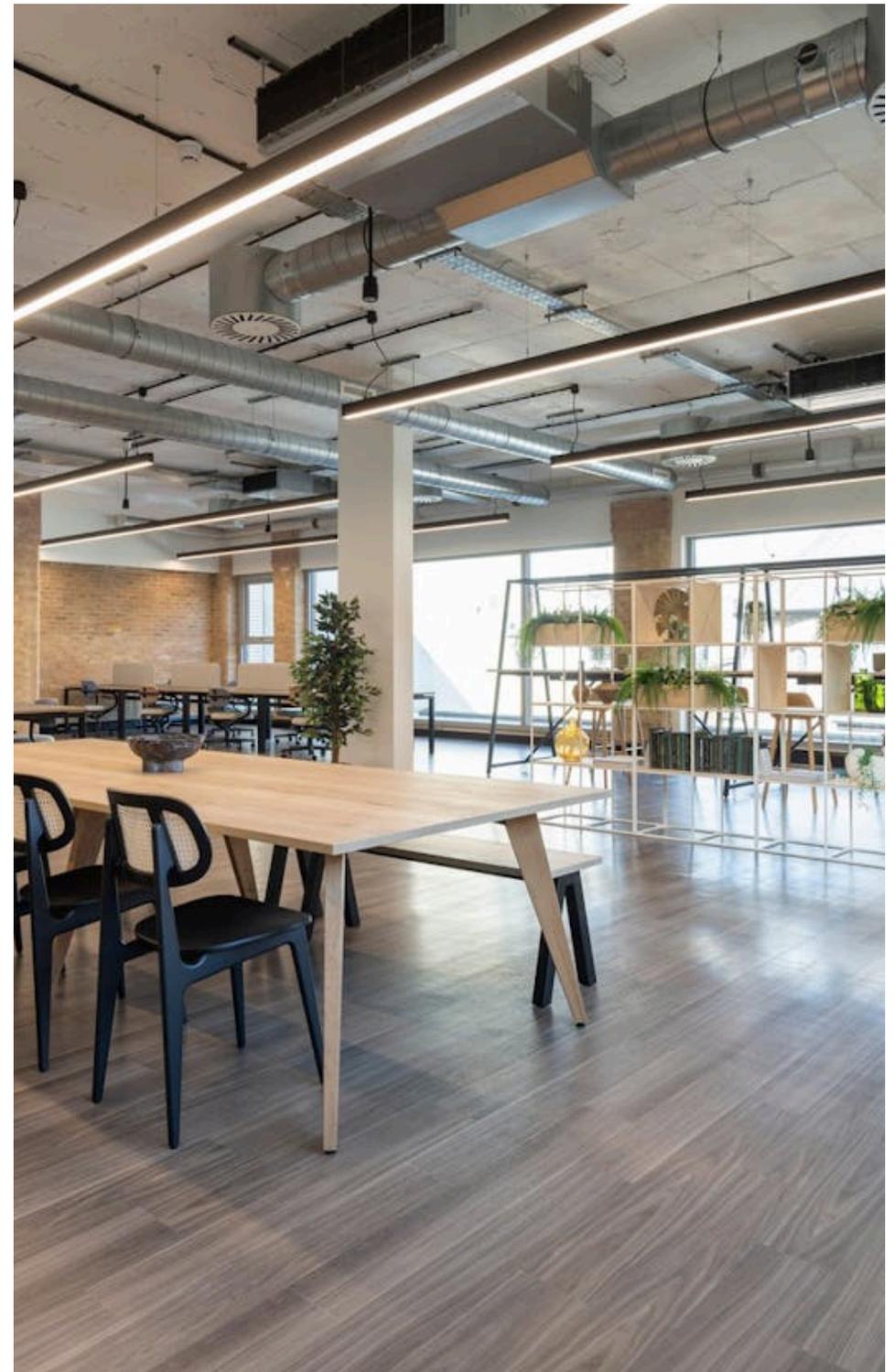
Each party to be responsible for its
own legal and all other professional
costs incurred in the transaction

Tenure

New Lease

Availability

Available Immediately



Contact Us

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JOINT AGENTS

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Compton

All appointments to view must be arranged via sole agents, Compton, through:



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