



Nora Leverton Court

Randolph Street, London, NW1 0TS

Modern Office Building

With Parking

To Let

3,339 sq ft
(310.20 sq m)

- Private Off Street Parking
- Passenger Lift
- Air Conditioning
- Garden/Patio
- Central Heating
- Perimeter Trunking
- Excellent Natural Light
- DDA Compliant

Summary

Available Size	3,339 sq ft
Rent	£84,590 per annum
Rates Payable	£74,750 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Location

The property is located on Randolph Street close to the junctions of Baynes Street, and within easy walking distance of Camden Road (Overground Station) and Camden Town (Underground Station). Nora Laverton Court is well served by local amenities along Royal College Street and Camden Road which house a number of local retailers, including the Grand Union and Sainsburys. Numerous bus routes also serve the local area.

Description

The premises comprises a DDA compliant self-contained office building arranged over three floors. The offices are currently fitted out and provide open plan office accommodation as well as a number of meeting rooms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,113	103.40	Available
1st - First Floor	1,113	103.40	Available
2nd - Second Floor	1,113	103.40	Available
Total	3,339	310.20	

Rent

£84,590.00 pax.

Lease

An assignment of the Full Repairing and Insuring Lease for a term of 10 years from 22nd January 2019 expiring on the 21st January 2029 without further Rent Review. The Lease is outside the security of the Landlord and Tenant Act 1954.

Legal Costs

Each party to bear their own legal costs.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through Sole Agents.



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

