JOHN D WOOD

Established 1872
Consultants in Commercial Property

Office
TO LET

120, Camden High Street, London, NW1 0LU

Modern refurbished HQ office building with high ceilings, abundant natural light and private terrace located in the heart of Camden Town.

Key Points

- Great location in the heart of Camden
- High Ceilings (approx) - 4m (1st Floor)
- Private Terrace
- Great natural light
- End of trip facilities - Showers and Bike Storage
- Refurbished to CAT B standard
- CAT A+ spec standard available
- Exposed Raised Flooring
- Close to live music venues, restaurants and vibrant nightlife
- AC and Air Flow System
- Kitchenettes/Tea Points
- Suitable for Class E (Offices, Medical, Clinical, Leisure, Showroom etc.)

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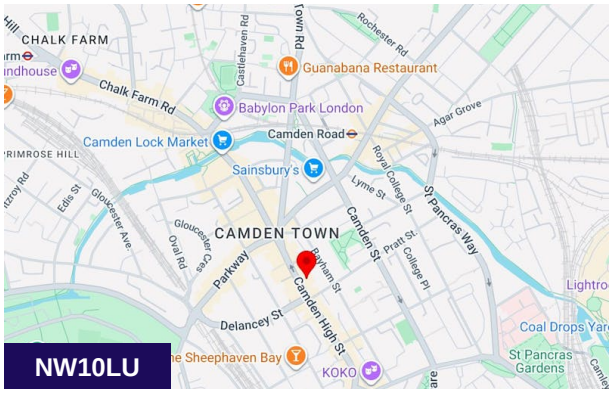
Summary

Available Size	1,196 to 3,054 sq ft
Rent	£41,860 - £95,585 per annum
Rates Payable	Not on VOA. Est £16 - £20 psf (Camden Council)
Service Charge	£9.30 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs



Description

The property comprises a three storey building of masonry construction containing high spec refurbished offices available for a tenant seeking a well located and airy space with good natural light in the heart of one of London's most vibrant neighbourhoods. Total space is 6,981 sq.ft. set out over the 1st and 2nd floors with ceilings approximately 4m high.

Refurbished to a CAT B standard with exposed raised flooring, AC and Air Flow system, and exposed raised flooring. Office units come with comfortable modern desk chairs and good in-room storage and kitchenette facilities. 1st and 2nd floor is Cat A+ standard which is ready for client occupation.

Location

The property is located in a prominent position on the east side of Camden High Street near the junction with Greenland Street. The property is in close proximity to Camden Road Railway Station and Camden Town Underground Station as well as Regents Park. Dining, shopping and live music venues are on your doorstep as this building in positioned in a the nightlife hub of North West London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rent (sq ft)	Availability
1st - Office 1	1,196	111.11	£53,820 /annum	£45	Available
1st - Office 2	2,731	253.72	£122,895 /annum	£45	Available
2nd - Office 3	3,054	283.73	£152,700 /annum	£50	Available
Total	**6,981**	**648.56**			

Terms

Available on a new lease, outside the 1954 act, with an asking rent of £45-£50 psf exclusive of business rates and service charge.

Get in touch

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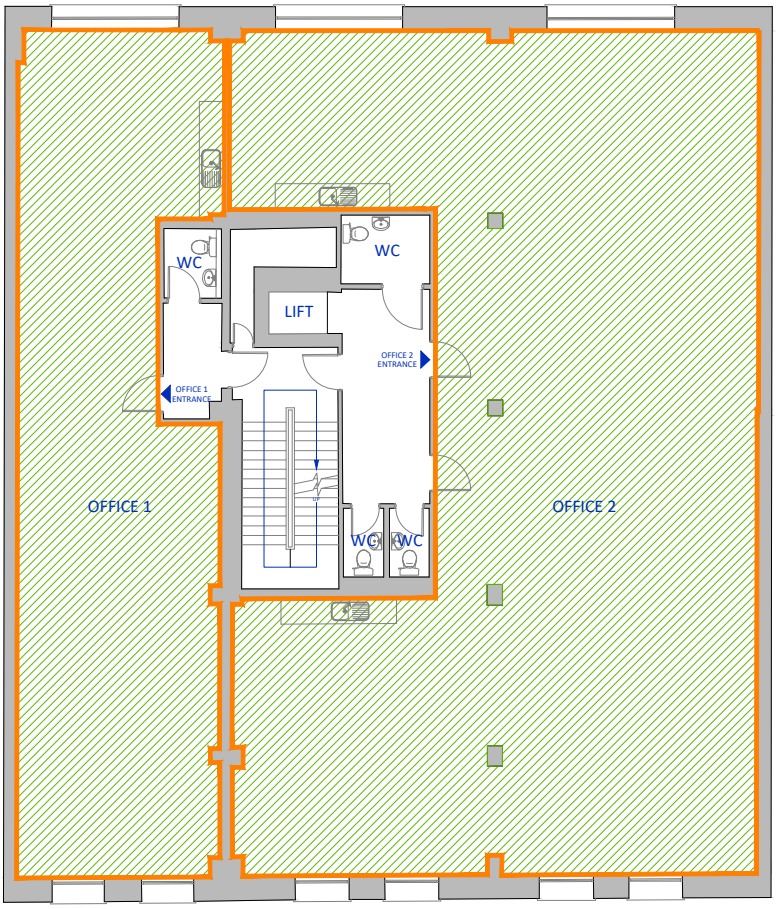
PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



NO. 120 - FIRST FLOOR

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SCALE

0 1m 3m 6m 10m

client	address	location	date	scale	sheet
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			dwg no.	revision	drawn / checked
			PL14851-02		MF / SB

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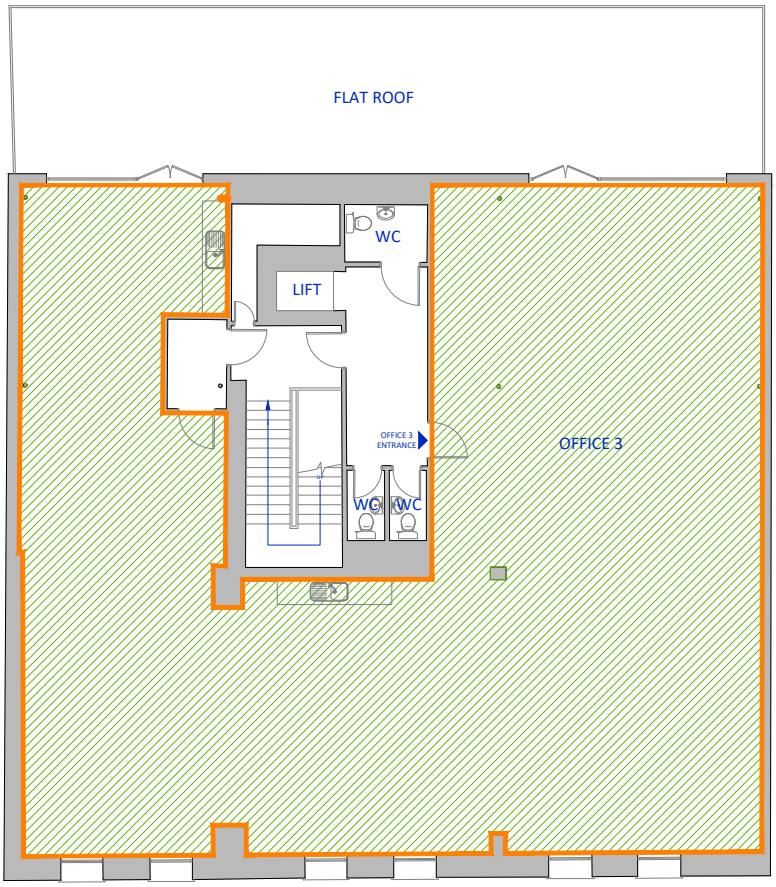

NO. 120 - SECOND FLOOR

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SCALE

0 1m 3m 6m 10m

client	address	location	date	scale	sheet
	120 CAMDEN HIGH STREET LONDON NW1 0LU	SECOND FLOOR AREA PLAN	28.03.2023	1:200	A4
			dwg no. PL14851-03	revision	drawn MF / checked SB

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