

172 Arlington Road
Camden, London, NW1 7HL

OFFICE TO LET | 1,243 sq ft



Location

This corner building is located on the north east side of Arlington Road at its junction with Parkway. The building is a very short walk from Camden Town underground station and in close proximity to Camden Road overground station. Camden Lock and its famous market is also nearby, with a large variety of street food stalls, bars and restaurants.

Floor Areas

Floor	sq ft	sq m
2nd Floor	1,243	115
TOTAL (approx.)	1,243	115

*Measurement in terms of NIA

Description

The available space provides bright, airy 2nd floor office accommodation, which would be perfect for a media or fashion business. The office is mainly open plan with a separate room, kitchenette and WC.

Jason Hanley, Partner

📞 020 7025 1391

Suzy Link, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

172 Arlington Road Camden, London, NW1 7HL



OFFICE TO LET | 1,243 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until August 2019.
Rent:	£36,700 pax
Premium	Offers invited over £10,000
Rates:	Estimated £12.91 pas pa 2017/18
Service Charge:	£3,630 pax

Amenities

- Air cooling
- Wooden floor
- Perimeter trunking
- Generous floor to ceiling height
- Exposed steel beams
- Demised kitchenette & WC

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Suzy Link, Agency Surveyor

📞 020 7025 8940
✉️ slink@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract April 2017