

**68 Parkway, Camden,
London, NW1 7AH**



OFFICE TO LET | c.1,000 sq ft



Location

The property is situated on the north west side of Parkway close to the junctions of Arlington Road, Camden High Street, Delancey Street and Prince Albert Road. The property is situated within the heart of Camden amongst many well known traders and restaurants. Transport facilities are excellent with Camden Town underground station (Northern Line) being within a few minutes walk. Numerous bus routes also serve the area.

Floor Areas

Floor	sq ft	sq m
2nd Floor (approx.)	1,000	93
TOTAL (approx.)	1,000	93

*Measurement in terms of *NIA

Description

The second floor office comprises of a large open plan area with four separate offices/meeting rooms and a separate kitchen. The floor has been redecorated with wood flooring and air conditioning and excellent natural light.

Camden

Once a mere stop-off point between central London and Hampstead, Camden quickly became a vibrant home to manufacturers and entrepreneurs alike with commerce and trade at its heart.

Seen as an alternative for creative and design organisations seeking space close to central London, Camden has strong public transport links, employment diversity and a vibrant nightlife helping to establish the area as a recognised creative centre for business seeking people with new and alternative ideas.

Rebecca Saxon, Associate Partner

020 7025 1397

Joint Agent: Christo & Co – 020 7482 1203

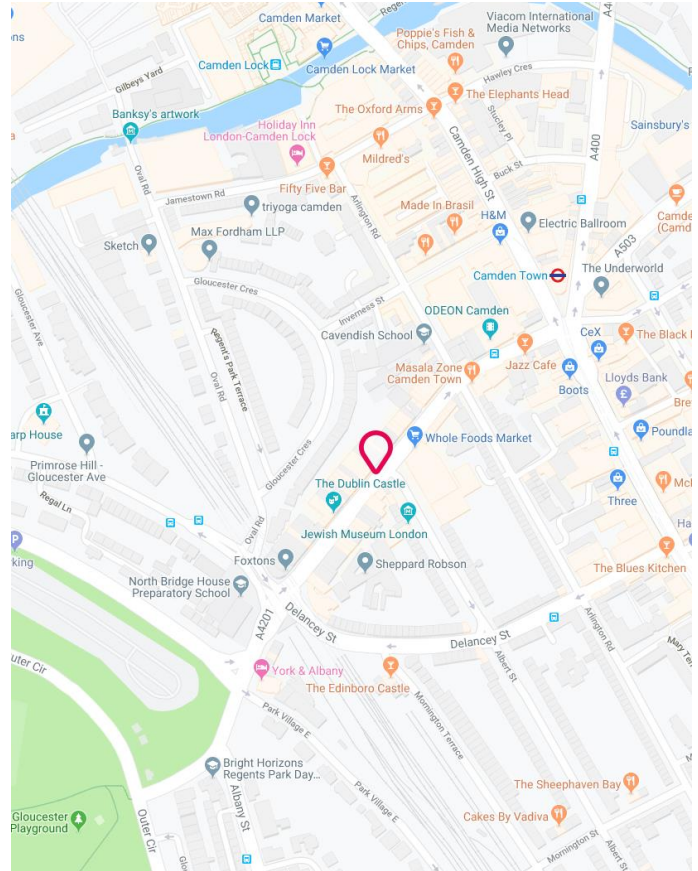
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract June 2019

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Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord
Rent:	£35,000 per annum exclusive (plus VAT)
Rates:	Estimated at £12,500 per annum (2019/20)
Service Charge:	Approximately £3.00 psf pax
EPC Rating:	D

Amenities

- Newly redecorated
- Wooden floor
- Comfort cooling
- Kitchenette
- Perimeter trunking
- Good natural light
- Four separate meeting rooms/private offices

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