

**102 St Pancras Way, Camden,
London, NW1 9ND**



SELF-CONTAINED OFFICE TO LET | 10,400 sq ft



Location

Situated on the northeast side of St Pancras Way, 102 St Pancras Way is just 0.1 miles (approx. 4 minute walk) from Camden Road Overground station and 0.3 miles (approx. 7 minute walk) from Camden Town (Northern line) Underground station.

Camden Town is home to many lively pubs, bars and restaurants. Camden High Street is just a 10 minute walk (approx.) away providing many amenities including Sainsbury's, Pret A Manger and Post Office to name a few.

Description

The property benefits from comfort cooling, lots of natural light, off street parking and an external seating area. The space can be taken via a sub-lease with the benefit of its current good quality fit out, comprising a selection of open plan areas, meeting rooms, executive offices and kitchens. Alternatively, a new lease is available directly from the freeholder for a term to be agreed.

Floor Areas

Floor	sq ft	sq m
3 rd Floor	1,058	98.3
2 nd Floor	2,728	253.4
1 st Floor	2,909	270.3
Ground Floor	3,705	344.2
TOTAL (approx.)	10,400	966.2

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.

Ray Walker, Partner

📞 020 7025 1399

Joint Agent: Matthews & Goodman 020 7367 5533

Georgia Mason, Agency Surveyor

📞 020 7025 8945

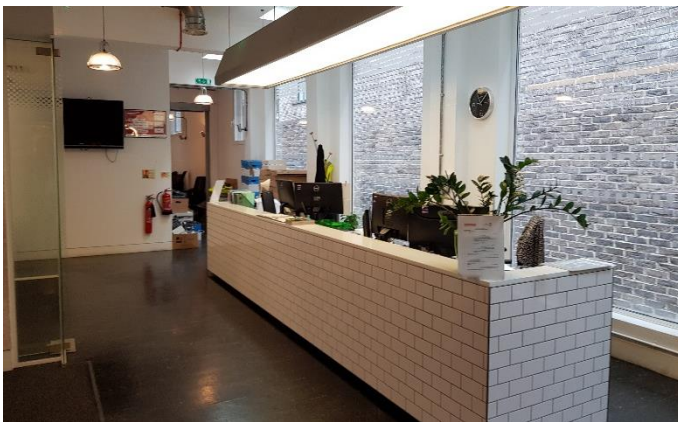
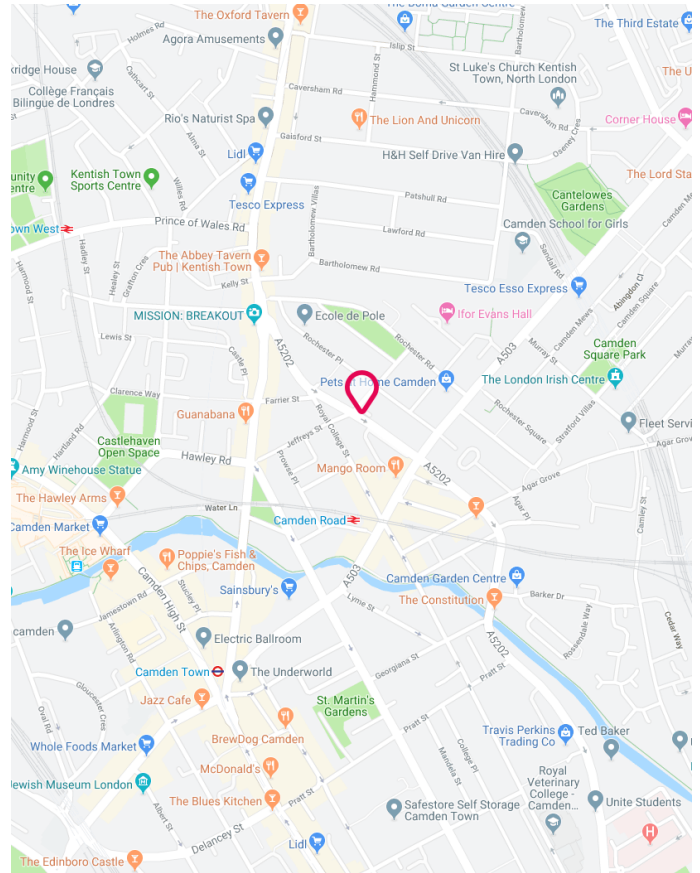
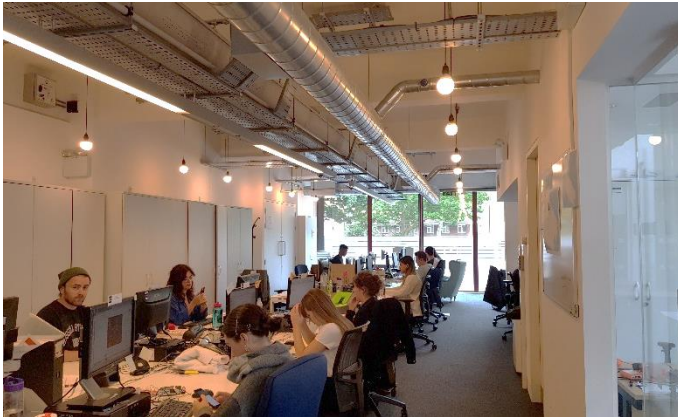
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties 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:	Sub lease / assignment to April 2023 Alternatively, a new lease may be available
Passing Rent:	£34.33 per sq ft pax
Rent Sublease:	£40.00 psf pax
Rent (New Lease):	TBC
Rates:	Estimated at £19.40 psf pa
Service Charge:	N/A
EPC Rating:	TBC

Amenities

- Fitted space
- Self-contained
- Meeting Rooms
- Reception area
- Outdoor terrace
- Comfort cooling

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