

PRIME CAMDEN BASEMENT UNIT TO LET

# 10 Parkway, Camden

London NW1 7AA



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

Camden is a vibrant and electric area located in the heart of London, known for its unique character and diverse cultural scene. This trendy neighbourhood seamlessly blends historic charm with modern creativity. Famed for the iconic Camden Market, it offers a bustling array of shops, stalls, and eateries, showcasing everything from vintage fashion to international cuisine.

The property is located on Parkway just off Camden High Street and a stones throw from Camden Town Underground Station. Parkway benefits from a number of restaurant, leisure and retail operators such as **Galls, Pizza Pilgrims, Five Guys, Odeon, Mr Ji, Miniso, Urban Outfitters** and **Whole Foods**. Many see this location as a more desirable pitch to that of the High Street.

## Accommodation

Comprised over ground and basement the property benefits from having 3 meter ceiling heights throughout.

Ground Floor:	290 sq ft	27 sq m
Basement:	3,681 sq ft	342 sq m
<b>Total:</b>	<b>3,971 sq ft</b>	<b>369 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Bertie Collison**

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**Andrew Gibson**

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## Rent

Quoting rent £110,000 per annum.

## Tenure

Tenure A New lease to be granted on terms to be agreed, outside of the Landlord & Tenant Act 1954 and subject to an upward only rent review at each 5th year.

## Rates

Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief may apply.

## Use

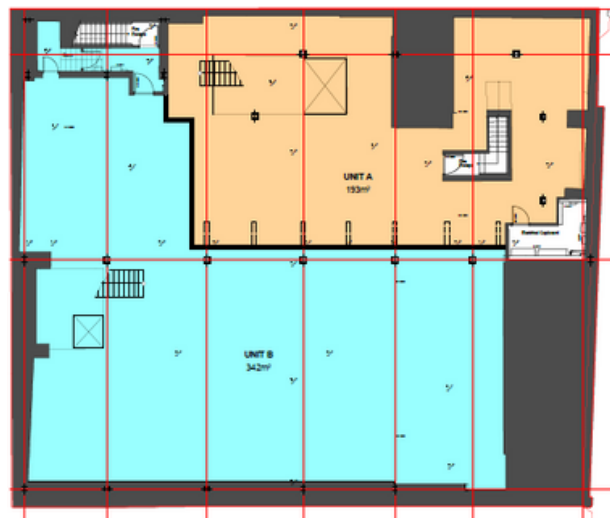
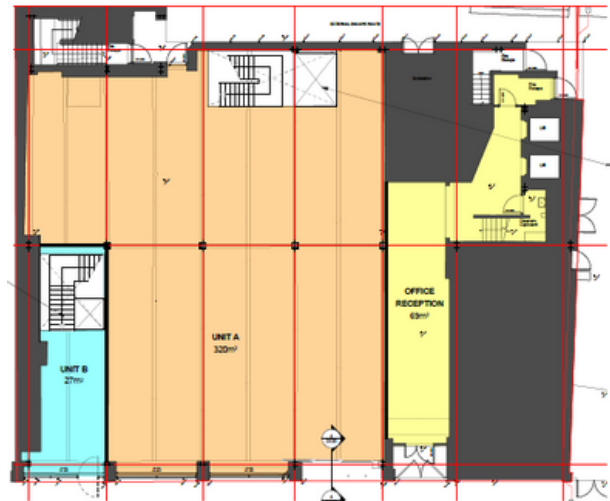
The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

A valid EPC for this property can be made available upon request.



Available unit shown in blue




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