



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
- Private Roof Terrace
- End of trip facilities - Showers and Bike Storage
- CAT A+ Available
- High Ceilings (approx.) – 4m (1st floor)
- Great natural light
- Refurbished to CAT A standard
- Exposed Raised Flooring

120, Camden High Street, London, NW10LU

Summary

Available Size	1,196 to 3,054 sq ft
Rent	£41,860 - £95,585 per annum
Rates Payable	£17.25 per sq ft estimated
Service Charge	£9.30 per sq ft
Estate Charge	N/A
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 is positioned in a the nightlife hub of North West London.

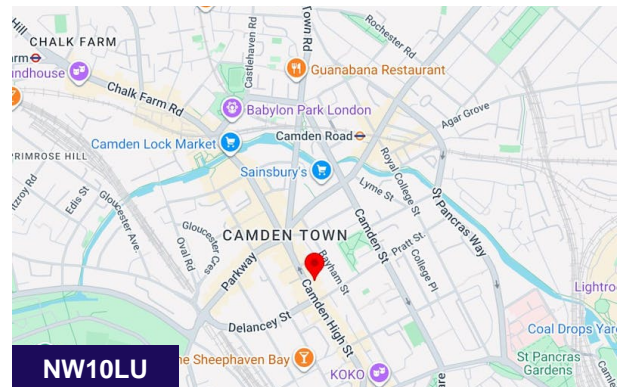
Accommodation

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



George Cracknell

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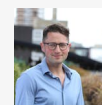
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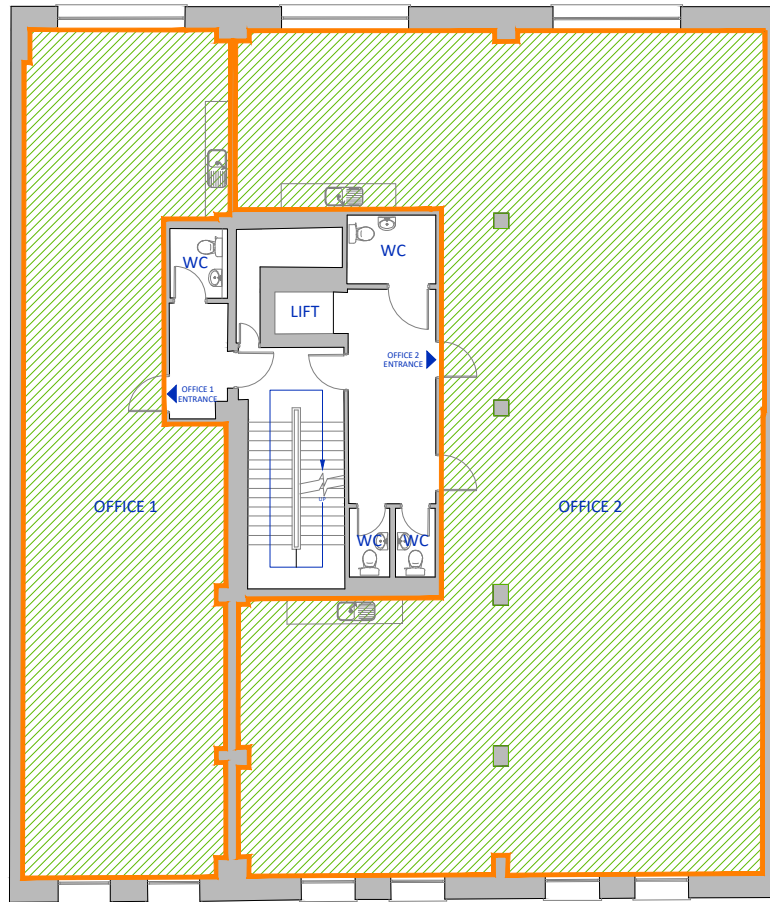


Sam Marks

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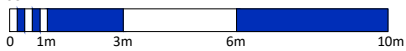
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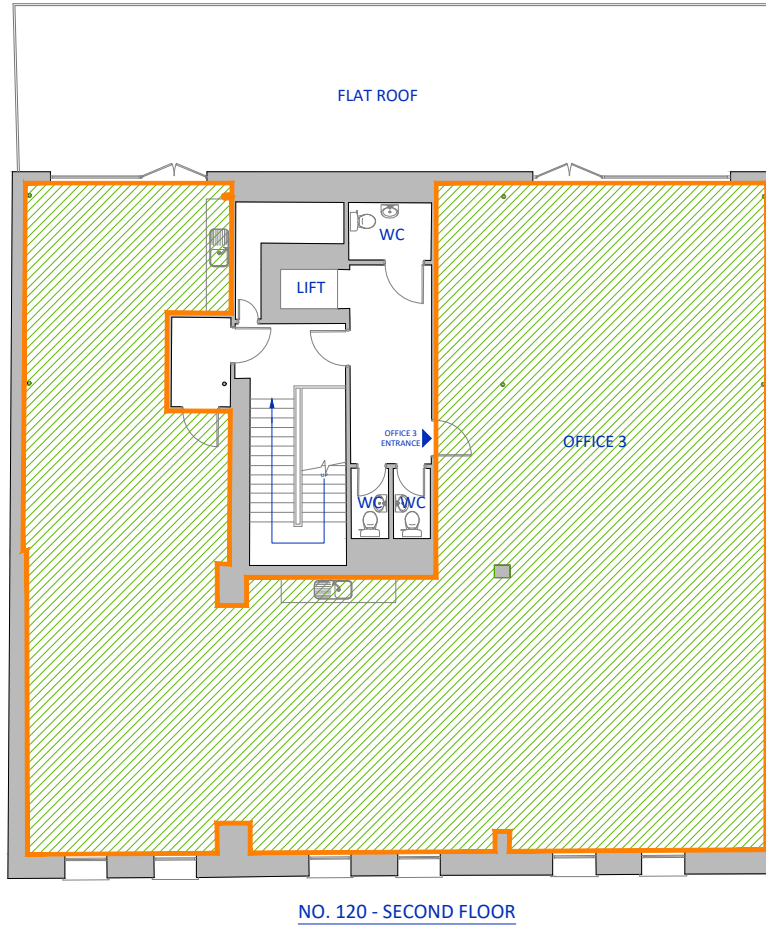


NO. 120 - FIRST FLOOR

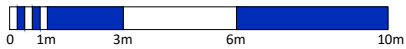
SCALE



client	address 120 CAMDEN HIGH STREET LONDON NW1 0LU	location FIRST FLOOR AREA PLAN	date 28.03.2023	scale 1:200	sheet A4	 Plan London <small>Plan London Ltd 15 David's Road London SE23 3EP T 0845 2262776 E surveys@plan-london.co.uk W plan-london.co.uk</small>
			dwg no. PL14851-02	revision	drawn MF	



SCALE



client	address 120 CAMDEN HIGH STREET LONDON NW1 0LU	location SECOND FLOOR AREA PLAN	date 28.03.2023	scale 1:200	sheet A4	 Plan London <small>Plan London Ltd 15 David's Road London SE23 3EP T 0845 2262776 E surveys@plan-london.co.uk W plan-london.co.uk</small>
			dwg no. PL14851-03	revision	drawn MF	