



86-88 Delancey Street, Camden, London, NW1 7SA
SELF CONTAINED PROMINENT GROUND FLOOR UNIT TO LET

Summary

Tenure	To Let
Available Size	1,763 sq ft / 163.79 sq m
Rent	£90,000 per annum
Service Charge	£5,000 per annum
Rates Payable	£43,700 per annum
EPC Rating	A (15)

Key Points

- Prominent frontage
- Substantial floor to ceiling height
- Large outside seating area possible
- New lease available
- Ground floor flagship opportunity
- 1,763 sq ft
- Class E - suitable for a variety of occupiers
- Air conditioning

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EPC Rating	A (15)

Description

The unit provides a highly prominent 1,763 sq ft ground floor Class-E unit positioned at the top of Parkway.

Formerly occupied by a fitness studio, the unit benefits from exceptional visibility at one of Camden's busiest gateway locations, linking Camden High Street with Parkway and enjoying strong consistent footfall.

The unit features generous ceiling heights throughout and a flexible open-plan layout, offering excellent branding and fit out potential.

The wide frontage provides the opportunity for substantial outside seating, making the unit particularly well suited to F&B, leisure, experiential retail or lifestyle occupiers seeking a standout Camden presence.

Location

The property is prominently positioned at the top of Parkway, directly opposite the iconic Foxtons flagship, and moments from Camden High Street.

This stretch of Camden benefits from a diverse mixed use environment, combining retail, food & beverage, leisure, office, residential and cultural uses, which drives strong footfall throughout the day and into the evening.

The immediate vicinity is characterised by a broad occupier mix including national retailers, destination restaurants, cafés and bars, fitness and leisure operators, creative and office space.

This mixed use profile underpins consistent weekday and weekend activity, reinforcing Camden's position as one of London's most dynamic and resilient high street locations.

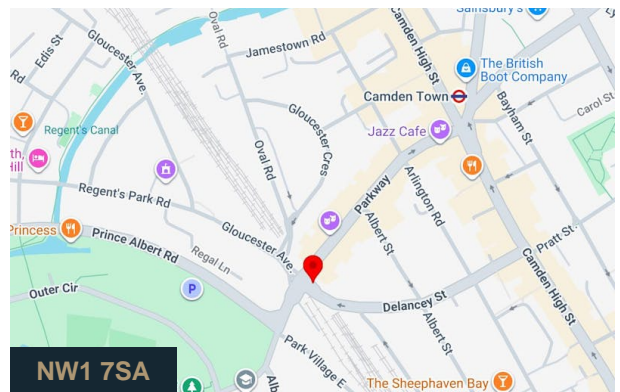
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Total year
Ground	1,763	£90,000 /annum	£43,700 /annum	£5,000 /annum	£138,700
Total	1,763				£138,700

Terms

New lease available direct from the Landlord.



Viewing & Further Information



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