

CAMDEN – 213-219 HIGH STREET



- **PROMINENT CLASS E UNIT TO LET**
- **100% PRIME LOCATION**
- **OPPOSITE CAMDEN TUBE STATION**

Location

The premises are situated in a 100% prime location on the west side of Camden High Street, immediately opposite Camden Tube Station.

Nearby occupiers include **Itsu, Popeyes, Holland & Barrett, Vans, Wendys, Miniso, Urban Outfitters, Boxpark, Pret A Manger** and **Superdrug**.

Description

The premises comprise an open plan Class E unit arranged over first floor level, with a prominent ground floor entrance onto the High Street. The property benefits from protruding blade signage externally and customer stairs, lift and escalator up to the sales area from the entrance.

We estimate the following Gross Internal Areas:

Accommodation

First Floor: 6,549 sq ft 608.42 sq m

Lease Terms

The premises are available on a new effective FRI lease, with the lease term to be agreed, subject to obtaining vacant possession.

Rent

Rental offers in excess of **£350,000 per annum** exclusive of other occupational costs are invited.

Business Rates

Rateable value (From April 2026): £221,000

For business rating information visit: www.voa.gov.uk

EPC

EPC available on request.

Legal Costs

Each party to pay their own legal costs.

Further Information: **Callum Mortimer**
T 07714 145 932
E callum.mortimer@fourandco.uk

James Dyson
T 07818 402 071
E james.dyson@fourandco.uk

Freddie Orme
T 07795 373 735
E freddie.orme@fourandco.uk

Andrew Gibson
T 07596 090 058
E andrew.gibson@savills.com



The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/cents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms. SUBJECT TO CONTRACT. February 26.

