

**AVAILABLE DUE TO RELOCATION – BUSINESS NOT AFFECTED**

## **PRIME SHOP / OFFICES TO BE LET**

**1,292 Sq Ft (120 Sq M)**

**66-70 PARKWAY, CAMDEN, LONDON NW1 7AH**



**LOCATION:** Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market. The property is situated in a prime position on the North West side of Parkway which is the main thoroughfare running from the recreational facilities of Regent's Park to Camden High Street with its many multiple and local retailers, restaurants and bars. Transport facilities are excellent with Camden Town, Mornington Crescent (London Underground Northern Line) and Camden Road (London Overground) Stations all within a few minutes' walk which provides easy access to both the West End and City. Numerous bus routes also serve the area.

**DESCRIPTION:** The premises comprise modern offices arranged on the ground floor. The offices are in excellent decorative condition benefitting from a prominent, fully glazed window frontage.

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### ALL MEASUREMENTS ARE APPROXIMATE:

Frontage 28 ft (8.5 m)

Ground Floor 1,292 Sq Ft (120 Sq M)

#### AMENITIES:

Excellent Natural Light  
Gas Central Heating  
Toilets  
Kitchenette  
Burglar Alarm

Tiled & Wooden Flooring  
Cat 5 Cabling  
Perimeter Trunking  
Air Conditioning  
Board Room

#### LEASE:

A proportional Full Repairing and Insuring Lease for a term of 5 years from 5<sup>th</sup> August 2020 without rent review and subject to a tenant-only break Clause operable on the 5<sup>th</sup> February 2024 by giving the Landlord 3 months prior written notice.

The Lease is outside the security of tenure provisions of the Landlord and Tenant Act 1954.

**RENT:** £60,000 per annum exclusive + VAT

**S. CHARGE:** £4,000 per annum + VAT

**B. RATES:** To be assessed.

**EPC:** Available upon request.

**NOTE:** Under the Estate Agents Act 1979, Section 21, the Agents declare personal interest in the subject property.

**VIEWING:** Strictly by appointment only.

**LEGAL COSTS:** Both parties legal costs to be borne by the incoming tenant.

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#### SUBJECT TO CONTRACT



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