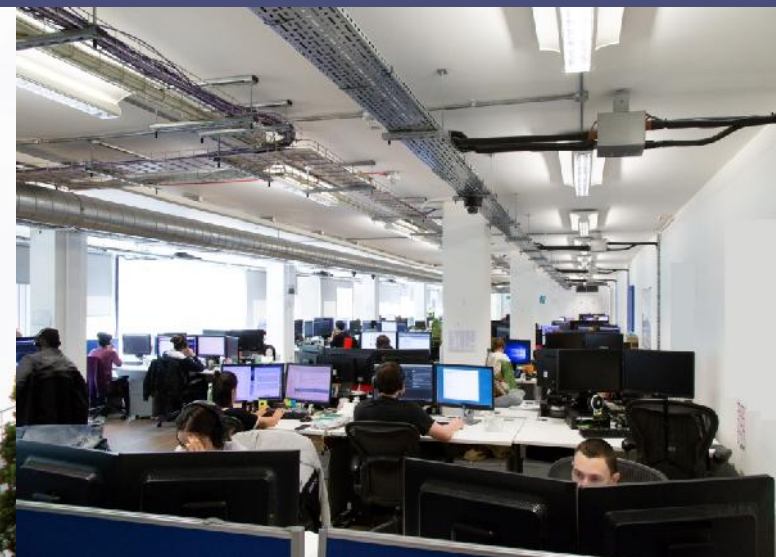


**MEDIA STYLE SELF CONTAINED AIR CONDITIONED OFFICE SPACE AVAILABLE IMMEDIATELY**  
**14,005 SQ.FT AVAILABLE ACROSS THE GROUND, 1<sup>ST</sup> AND 2<sup>ND</sup> FLOORS**  
**LEASE EXPIRY 10<sup>th</sup> JUNE 2022 OFF A PASSING RENT EQUATING TO £41.69 PSF WITH NO FURTHER REVIEW**  
**LOW OCCUPANCY COSTS – RATES PAYABLE C.£16.10 PSF & SERVICE CHARGE C.£3.49 PSF**



**10 Jamestown Road, Camden NW1 7BY - \*\*CONFIDENTIALLY AVAILABLE – STAFF UNAWARE\*\***

**0207 409 5477**

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### **Specification**

Self contained media style office space

Exposed services

LG7 Lighting

Air conditioning

Male and Female WCs

Showers

Bicycle storage

Terrace

Kitchen/Breakout area

Ground floor showroom area

7x meeting rooms

10x offices

192x desks

Server room



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**Location**

Camden Town is a vibrant and diverse area of North London sitting astride Regent's Canal, with the property located across the canal from Camden Lock with its plethora of retail and leisure offerings.

The property is located a short walk from Camden Town Underground Station (Northern Line) with its direct access to the City and West End, along with Kings Cross St Pancras and Euston Mainline Stations which provide connections across the UK and to Europe.

**Accommodation**

The self contained office premises comprises of the following approximate accommodation:

2nd	4,803 sq ft
1 <sup>st</sup>	5,783 sq ft
Ground	3,419 sq ft
Total	14,005 sq ft

**Rent**

The passing rent is £583,811.80 per annum exclusive with no further review.

**Tenure**

The property is held on two separate leases [Outside the 'Act'] expiring 10<sup>th</sup> June 2022.

**EPC**

The building has an EPC of B (35) for the 1<sup>st</sup> and 2<sup>nd</sup> Floors and an EPC of C (56) for the Ground Floor.

**Service Charge**

The services charge is currently running at approximately £48,893.83 pa.

**Business Rates**

The combined rateable value for the Ground, 1<sup>st</sup> and 2<sup>nd</sup> Floors of 10 Jamestown Road is £457,500 with the approximate rates payable from 1<sup>st</sup> April 2018 of £225,547.50.

**Terms**

Offers invited.

**Legal Costs**

Each party to bear their own legal costs in relation to this matter.



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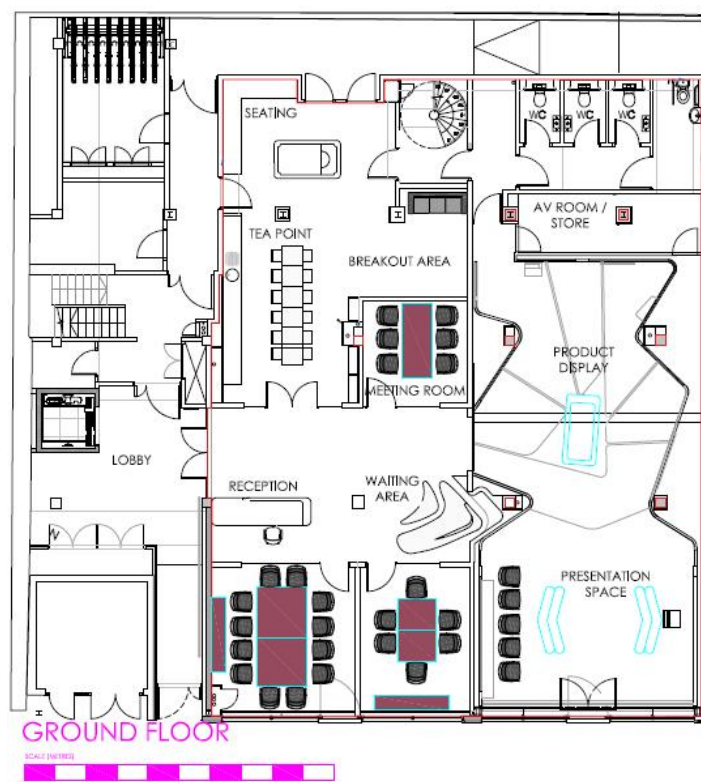


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Marchmont Chartered Surveyors Ltd believe these particulars to be correct. However, measurements are approximate and details are collected from external sources and cannot be guaranteed. Accordingly, neither Marchmont Chartered Surveyors Ltd nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information written or oral, supplied to the intending purchaser. The property described in these particulars are subject to availability and Subject to Contract.

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