

172 ARLINGTON ROAD CAMDEN TOWN, LONDON, NW1 7HL



OFFICE - TO LET

£51,500 p/a exclusive

B1 USE

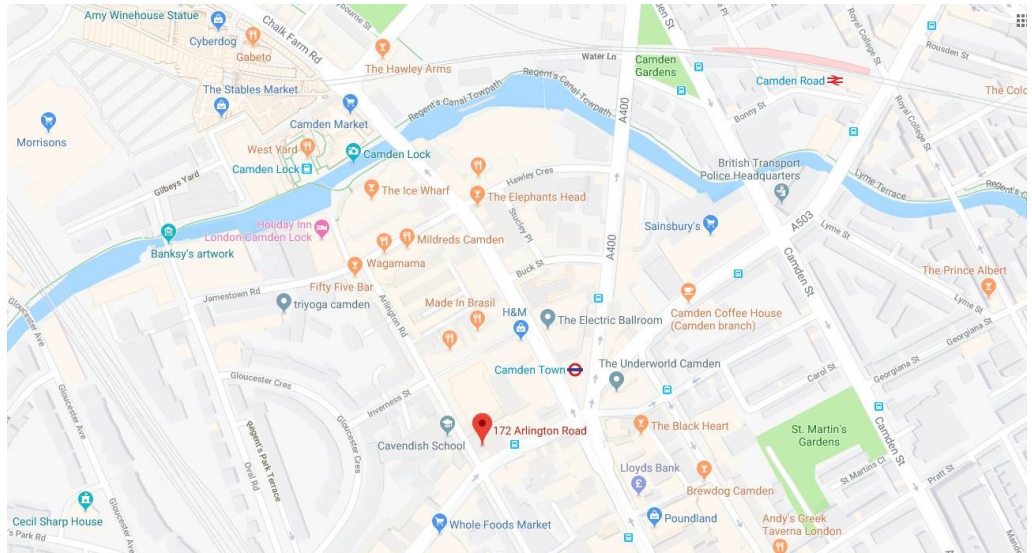
1,291 Sq ft

The building is located in the centre of Camden Town on the north east side of Arlington Road at its junction with Parkway. Camden Underground Station (Northern Line) is within very close walking distance. Camden High Street and Camden Lock is nearby, benefiting from a wide variety of retail operators and street food stalls, bars and restaurants.

1st Floor

1,291 sq ft

119.9 m2



Accommodation	The available first floor accommodation comprises bright, self contained office space within a well located building.
Amenities	<ul style="list-style-type: none"> • Video Entry Phone System • Perimeter Trunking • Generous floor to ceiling height • Demised WC • Wooden Floors • Refurbished Common Parts • Good Natural Light
Lease	A new effective full repairing and insuring lease for a term to be agreed (Outside the Landlord & Tenant Act 1954).
Rent	£51,500 per annum exclusive.
Service Charge	Circa £5.00 per square foot.
Rates	2019/2020 Rateable Value £36,500. Rates payable £17,520 per annum apprx. Interested parties are recommended to make their own enquiries with Camden Council, Tel: 020 7974 6460.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	<p>Contact Joint Sole Letting Agents DMA, Tel: 020 7491 7777 or Bruce Commercial, Tel: 020 7267 6772.</p> <p>Contact DMA -</p> <p>Alex Cooper 020 7318 6927 / acooper@dmaproperty.com</p> <p>Ronald Laser 020 7318 6912 / rlaser@dmaproperty.com</p> <p>SUBJECT TO CONTRACT & VAT</p>

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.