



**AITCHISON
RAFFETY**



Attractive Self-
contained
Camden Town
Office Suites

1,060 sq ft — 2,240 sq ft
(98.5 sq m — 208 sq m)

AVAILABLE AS A WHOLE
OR IN 2 SEPARATE
SUITES

89-91 Bayham Street, NW1 0AG

To Let

- Highly accessible location — 3 minutes' walk to Camden Town Tube
- Self-contained 1st Floor suites
- Central heating with comfort cooling
- Excellent natural light



INVESTORS IN PEOPLE



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8 Cavendish Square, London W1G 0PD

89-91 Bayham Street
London
NW1 0AG



Location

The property is located on the west side of Bayham Street, between its junction with Greenland Street and Pratt Street. It is within a 3 minute walk from Camden Town underground station (Northern Line), providing fast access to both the City and West End.

Description

A period style, 3 storey building, providing good quality, self-contained office accommodation with excellent natural light. The suites are arranged in mainly open plan form, together with various meeting rooms / individual offices.

Amenities

- Self-contained
- Central heating / comfort cooling
- Double glazing
- Recessed lighting
- Perimeter trunking
- Kitchens & WCs
- Carpeting

Availability

Accommodation	Sq Ft	Sq M
1st Floor Left Suite	1,180	110
1st Floor Right Suite	1,060	98

EPC

Energy performance Certificate Rating D81.
Certificate available on request.

Terms

New 5 year leases are available to be contracted outside the Landlord & Tenant Act 1954.

Rent

£39 per sq ft p.a.x (No VAT)

Rates

Approximately £16.84 p.s.f. payable (2018-2019)

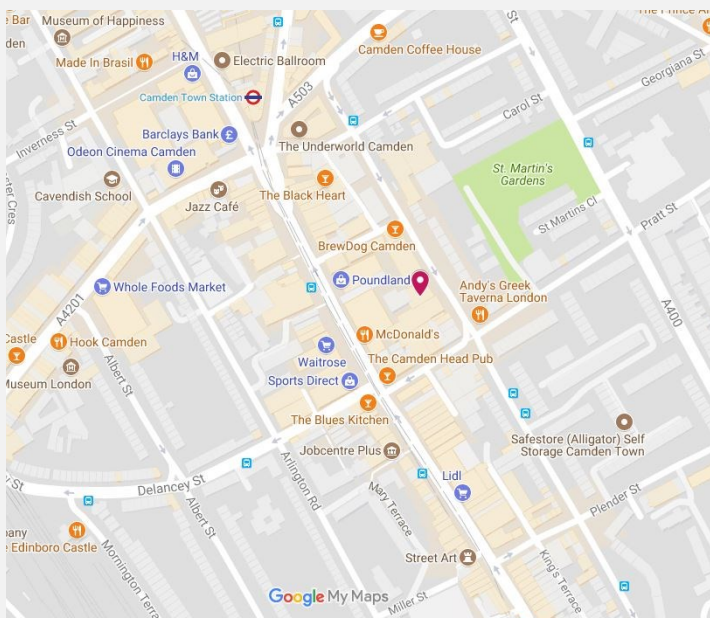
Service Charge

Approximately £2.00 per sq ft p.a.

Contacts

For further information or to arrange a viewing, please contact Aitchison Raffety.

Mike Knudsen



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