

SELOUS HOUSE 5-12 MANDELA STREET NW1 0UD



Total – 3,298 Sq Ft

1st Floor (south) – 1,646 Sq Ft

2nd Floor (entire) – 1,652 Sq Ft

LOCATION

The building is located to the east of Camden High Street. Camden provides a diverse blend of office, retail, leisure and residential accommodation. Camden is well located for an office location, with the West End approx. 1.5 miles to the south and the City approx. 3 miles to the south east.

The office is located within a mile of Kings Cross.

The building benefits from the superb transport links with excellent bus services and Mornington Crescent (Northern Line), Camden Town (Northern Line), Camden Road (Overground) & Kings Cross (Piccadilly, Northern, Victoria, Metropolitan, Circle & Hammersmith and City Lines) train stations within close proximity.

DESCRIPTION

The premises comprise of the following:-

The 1st floor south total 1,646 sq ft and benefits from superb natural light throughout.

The 2nd floor totals 1,652 but is split at circa. 800 sq ft.



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AMENITIES

Wooden Flooring
Central Heating
Passenger Lift
Newly Decorated

Central Heating
Superb Transport Links
Phone entry system

TERMS

An assignment of the existing lease for a term to expire in November 2020, a sub-lease to expire in October 2020 or a new lease direct from the Landlord for a term to be agreed.

RENT

£29.50 per sq ft per annum

RATES

Approximately £15.00 per sq ft

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

Approximately £12.00 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents Noble Harris:-

Anthony Harris
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020 7291 6143
079 8099 1213

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