

7B ST PANCRAS
WAY
LONDON, NW1 0PB



869 SQ FT OF FULLY FITTED OFFICE SPACE TO LET

Location

The property is situated on St Pancras Way to north of its junction with Pancras Road in the London Borough of Camden.

There are a variety of local shops and amenities to the west along Crowndale Road and both Camden High Street and Granary Square are within a 10 minute walk.

The office is well connected by public transport with Mornington Crescent Underground Station (Northern Line) only a 5 minute walk to the west and King's Cross St Pancras (Northern, Piccadilly, Victoria, Hammersmith and City and Metropolitan lines, National Rail and Eurostar) a 10 minute walk to the south east.

Description

The available accommodation comprises fully fitted media styled offices on the ground floor of a converted railway stable. The space is accessed via a shared courtyard and entrance hall and is arranged as open plan space with one meeting room, a kitchenette and two WC's.

Costs

Rent: £47,000 p.a. (£54.08/sq ft)

Rates: £13,611 p.a. (£15.66/sq ft)

S/ C: £6,246 p.a. (£7.19/sq ft)

EPC: C-63

Amenities

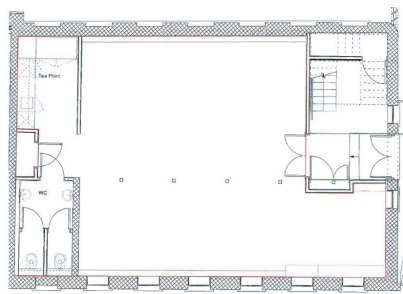
- Media style offices
- Good natural light
- Fitted with ceiling hung LED lighting, perimeter trunking and central heating
- Demised WC's
- Meeting Room
- 100MB connectivity
- Refurbished common parts
- Entry phone system
- Bike racks
- Furniture available by separate negotiation

Terms

Available by way of a sublease or an assignment of the existing FRI lease for a term expiring no later than 26th May 2020.

The Lease is contracted outside the Landlord and Tenant Act.

De Villiers Commercial Surveyors Limited on their own behalf and on behalf of the vendor/lessor of this property whose agent they are, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and De Villiers Commercial Surveyors nor any of their members or any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. November 2018



**Viewings strictly by
appointment through
sole agents:**

Tom Warren

E tom.warren@devilliers-surveyors.co.uk

Oli Hartley

E oliver.hartley@devilliers-surveyors.co.uk

