



# Self Contained Offices To Let - Camden Town NW1

To let as a whole or as two separate office suites

GILMARTIN LEY

First Floor, 89-91 Bayham Street,

LONDON, NW1 0AG



### Area

Net Internal Area: 209 sq.m. (2,248 sq.ft.)

### Rent

£40,000 to £75,000 per annum (approx. £3,333 to £6,250 monthly) subject to contract

### Property Description

The property comprises self contained offices, which are situated on the first floor of a three storey mixed use building. The property has a net internal area of 208.93 sq m (2,249 sq ft).

The property is capable of being let in two separate suites, with each configured to a mix of open plan accommodation and partitioned offices / meeting rooms.

Each suite benefits from central heating, perimeter trunking, air conditioning, good natural light and kitchen & WC facilities.

### Key Considerations:

- > New lease(s) available
- > Capable of being let in two separate suites of 1,058 sq.ft and 1,191 sq.ft
- > Vibrant Camden Town location
- > Excellent transport communications
- > 250m to Camden Town London Underground Station
- > 400m to Mornington Crescent London Underground Station



Accommodation	Area sq.m.	Area sq.ft.	Comments
Right suite	98.27	1,057	
Left suite	110.65	1,191	



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## Property Location

The property is located in the heart of Camden Town on the West side of Bayham Street; a one-way street running immediately parallel with Camden High Street.

The area provides an abundance of leisure, shopping & entertainment facilities, in addition to the numerous bars, restaurants & well renowned music venues.

The location has superb travel and communication links. Camden Town and Mornington Crescent London Underground Stations (Northern Line) are within 250m and 400m to the north and south respectively.

There are numerous bus services running in the immediate vicinity, which connect directly to both the West End and City.

**2017 Rateable Value** £76500.00

**Estimated Rates Payable** £37714 per annum

**Service Charge p.a.** A service charge calculated at approximately £2.00 psf per annum is payable.

**Premium** Nil

**Terms** New effectively fully repairing and insuring lease available on terms to be agreed.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Camden

**Viewings:** By prior appointment with Joint Sole Agents: Aitchison Rafferty, telephone 020 7907 3700 or Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <https://www.gilmartinley.co.uk/properties/29011>  
Floorplans  
EPC - First Floor Right  
EPC - First Floor Left

**Last Updated:** 16 Jun 2022

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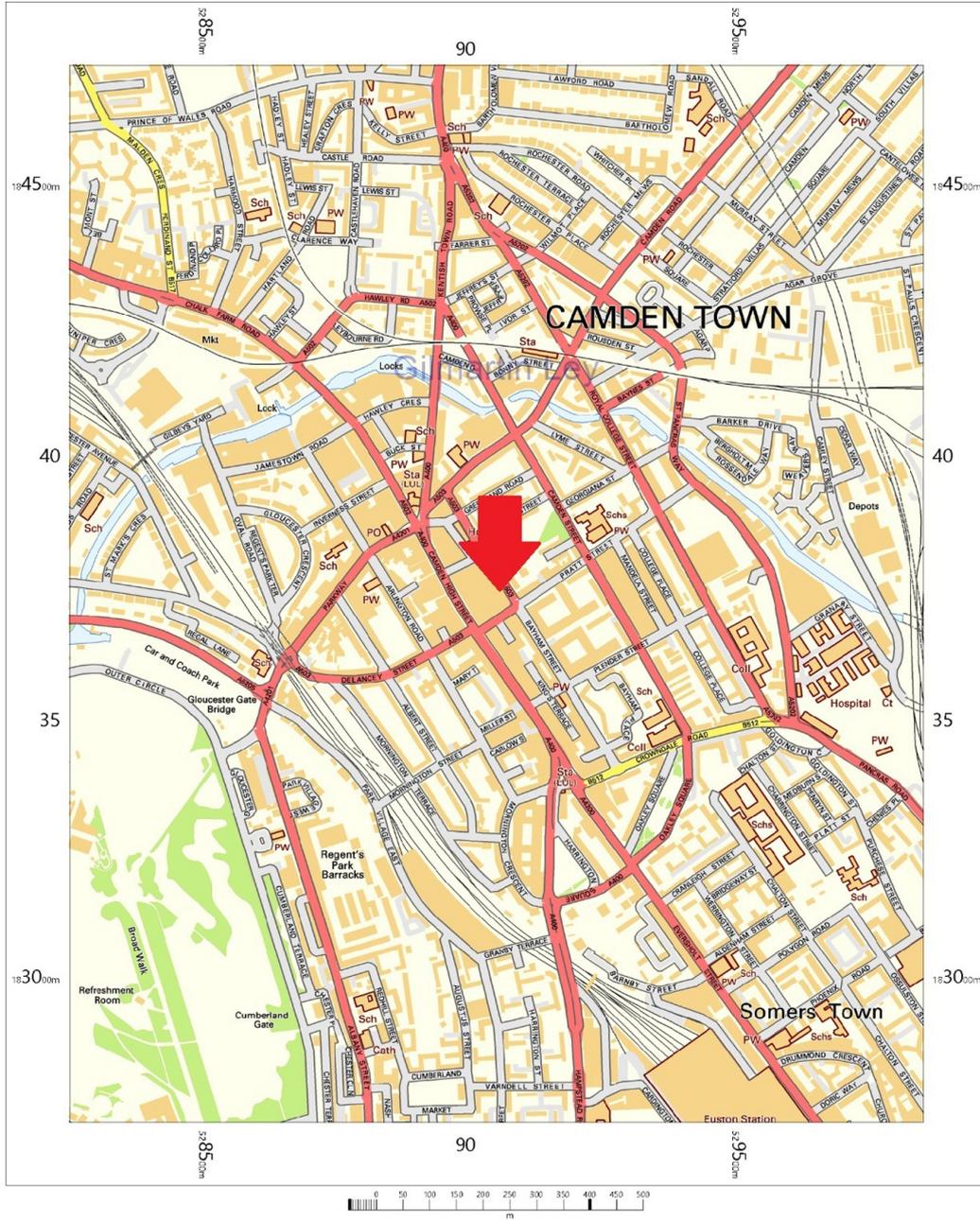


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Our ref: 29011

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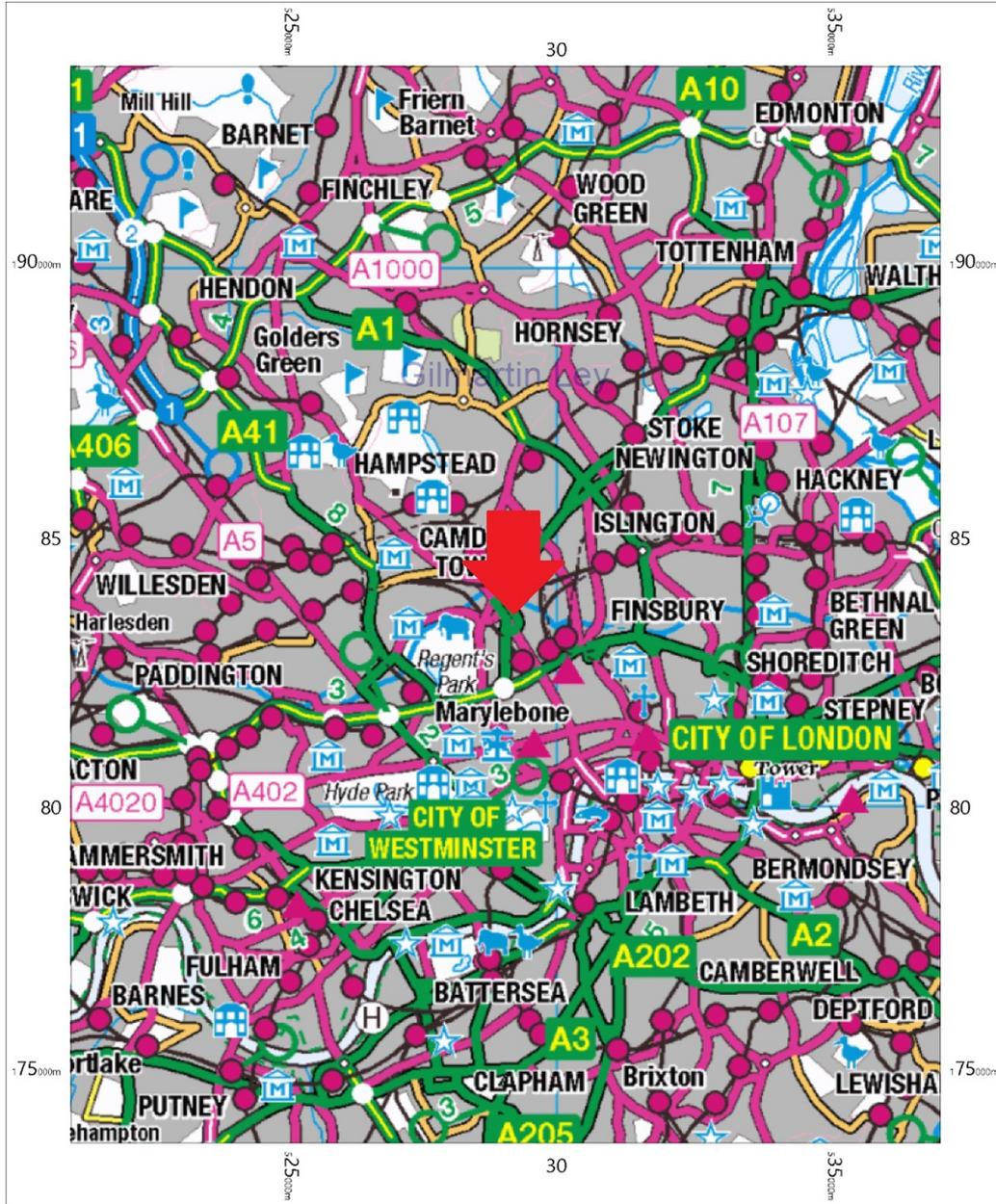


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