

**CORNER BUILDING WITH PRIVATE GARDEN SUITABLE FOR
OFFICES, CLINIC, SURGERY, EDUCATION & USES UNDER USE
CLASS E. 1,250 SQ FT**

27 Delancey Street

NW1 7RX

Office, D1 (Non Residential
Institutions), Other

TO LET

1,250 sq ft

(116.13 sq m)

- WOOD STRIP FLOORING, NEWLY DECORATED, KITCHEN, MALE & FEMALE WC'S, PRIVATE GARDEN, GARAGE, SELF CONTAINED, WINDOW FRONTAGE WITH SIGNAGE OPPORTUNITY, LOCATED IN A MAINLY RESIDENTIAL ARE BUT 200M FROM CAMDEN HIGH STREET

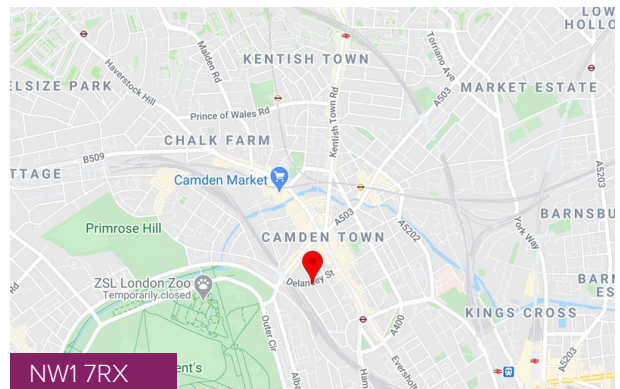
27 Delancey Street, London, NW1 7RX

Description

A self contained unit arranged on ground and lower ground/garden floor with a private garden and a private garage. The garden affords great natural light into the lower ground floor and a pleasant outlook. The ground floor comprises a large front room/meeting room, reception area, waiting area while in the garden floor there are two large rooms, a smaller office, storage areas, kitchen & male & female wc's. the accommodation has been decorated. There are wood strip floor, central heating, electric shutters and ample signage opportunities.

Location

The building is located on the corner of Delancey Street & Albert Street a leafy mainly residential area close to Park Village East & Regents Park but just 200m from Camden High Street. Either Camden Town or Mornington Crescent Stations are within 5 minutes walk as are all the shops, Banks, Supermarkets, cafes & restaurants as well as plenty of pubs & bars



Summary

Available Size	1,250 sq ft
Rent	£38,500.00 per annum
Rates Payable	£10.78 per sq ft
Rateable Value	£27,000.00
Service Charge	£3.50 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information

Neil Sint

0207 267 6772 | 0785 044 4697

neil@brucecommercial.co.uk

Bruce.
Commercial Estate Agents