

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskeller.co.uk

**Jarvis
Keller**

Property Consultants
& Estate Agents

TO LET

CLASS E SPACE

1,124-1,924 SQ FT

BY PRIMROSE HILL



62 CHALK FARM ROAD, LONDON NW1 8AN

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62 CHALK FARM ROAD, LONDON NW1 8AN

LOCATION

The property is situated within a gated, cobbled courtyard to the east side of Chalk Farm Road, popular with local creative businesses.

Chalk Farm and Camden Town stations (Northern line) are within 5 minutes walking distance and the world famous Camden Market is opposite.

DESCRIPTION

The property comprises an open plan ground floor unit with original wooden floor, exposed painted brickwork, excellent floor to ceiling height and new skylights. Adjacent is additional accommodation that has been partitioned off but could be incorporated into the main space and two WCs.

The 1st floor can be let together with the ground floor or independently and provides bright, well proportioned, newly refurbished accommodation suitable for a variety of uses.

LEASE

A new lease is available, direct from the Freeholder.

AREA

(all measurements are stated approx. GIA)

Ground floor	1,124 sq ft / 104.4 sqm
1st floor	800 sq ft / 74.32 sqm
TOTAL	1,924 sq ft / 178.74 sqm

AMENITIES

- | | |
|--------------------------------|---------------------------------------|
| * Sought after location | * Class E use – suitable for retail, |
| * Courtyard setting | medical, leisure/fitness and nursery. |
| * Rarely available opportunity | * Open plan |
| * Excellent natural light | * Warehouse style accommodation |
| * Blank canvas | * New lease direct from Freeholder |
| * Electronic gate entry system | * Ideal for creative businesses |

ANNUAL RENT

£30 per sq ft

BUSINESS RATES

Rateable value £24,500. This is not the business rates that you pay.

Rates payable for retail hospitality leisure occupiers paying at the reduced multiplier of 38.2 pence are £9,359 per annum.

Rates payable for non retail hospitality leisure occupiers paying at the higher multiplier of 43.2 pence are £10,584 per annum. Interested parties are advised to verify all information provided with Camden Council.

The current rates assessment is for both floors. Interested parties in one floor are advised to pro-rata estimate.

EPC

E/123

VIEWING

Through Sole Agent

JARVIS KELLER
john@jarviskeller.co.uk

020 7251 9226
07876 245 302