



14 Lawfords Wharf Lyme Street

Camden, NW1 0SF

Self-contained Office Building

Located in a secure gated
development overlooking Regent's
Canal

To be Let / For Sale

1,130 sq ft
(104.98 sq m)

- Self-contained Building
- Good Natural Light
- Recently Refurbished
- Security Gate
- Gas Heating
- High Quality Flooring
- Burglar Alarm
- Bike Rack

Summary

Available Size	1,130 sq ft
Rent	£45,000 per annum
Rates Payable	£23,000 per annum Interested parties are advised to make their own enquiry to the Local Authority.
Service Charge	£2,600 per annum (Last year's figure – provided for reference)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Location

The property forms part of a mixed use development which sits behind rows of traditional houses on Lyme Street. Access to the development is down a private road, through an electronic security gate. Transport facilities are excellent with Camden Town (London Underground Northern Line) and Camden Road (London Overground) stations both being within a few minutes' walk.

Description

The property comprises a Georgian-style building arranged across the ground and first floors.

The building is in excellent decorative condition and would ideally suit a change of use to residential subject to obtaining the necessary planning consent.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	603	56.02	Available
1st	527	48.96	Available
Total	1,130	104.98	

IDENTIFICATION:

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Lease

A new full repairing and insuring lease to be granted for a term of years to be agreed subject to periodic rent reviews.

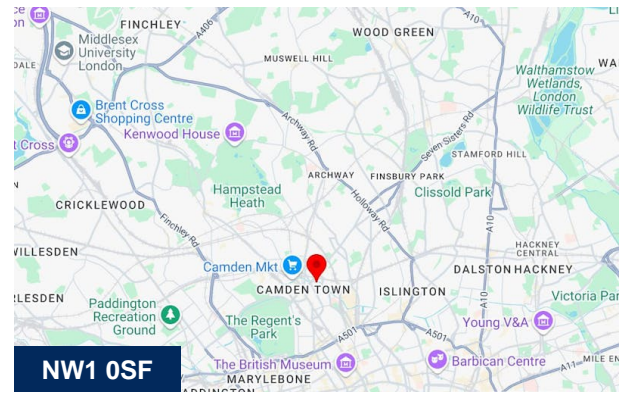
The lease is to be granted outside the security of the Landlord and Tenant Act 1954

Long Leasehold

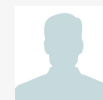
Our clients will sell their Long Leasehold Interest of 978 years unexpired at a quoting price of £1,000,000 plus Vat with full vacant possession.

Viewings

Strictly by appointment through owner's SOLE agents as above.

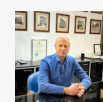


Viewing & Further Information



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