



FOR SALE

**75 Bayham Street,
London, NW1 0AA**

4,866 sq ft

Comprehensively
refurbished self-
contained office building
in the heart of Camden



VIDEO TOUR

stirlingackroyd.com



Description

75 Bayham Street offers a comprehensively refurbished self-contained Georgian era terrace warehouse arranged over lower ground to second floor. The property benefits from a fully glazed front entrance offering an attractive double height reception with direct views of the upper and lower ground floors. The lower half of the building offers largely open plan floor plates with exposed air conditioning services and white painted brickwork adding to the warehouse character.

Glazed light wells run the full length of the floors offering a good level of natural light to all floors including the lower ground. The second floor benefits from original character exposed roof trusses married up with an engineered floor and excellent natural light via modern sash windows to the front and rear facades. A passenger lift alongside attractive stairwell offer access to all floors.

Key points

- Total area - 4,866 square feet
- Self-contained HQ office
- Excellent natural light throughout
- Full air conditioning
- Passenger lift
- Original character features
- Open plan floor plates
- Two minutes' walk from Camden Station



Location

Located on Bayham Street in Camden a vibrant hub of culture and creativity. From its bustling market places to its range of bars, restaurants and cafes to include such venues as Blues Kitchen, BrewDog, Hache and all that Camden Market has to offer.

Conveniently located a two minute walk from Camden Station which offers quick links into Kings Cross and beyond with numerous bus routes into Central London.

Transport Links



Mornington Crescent 0.2 Miles



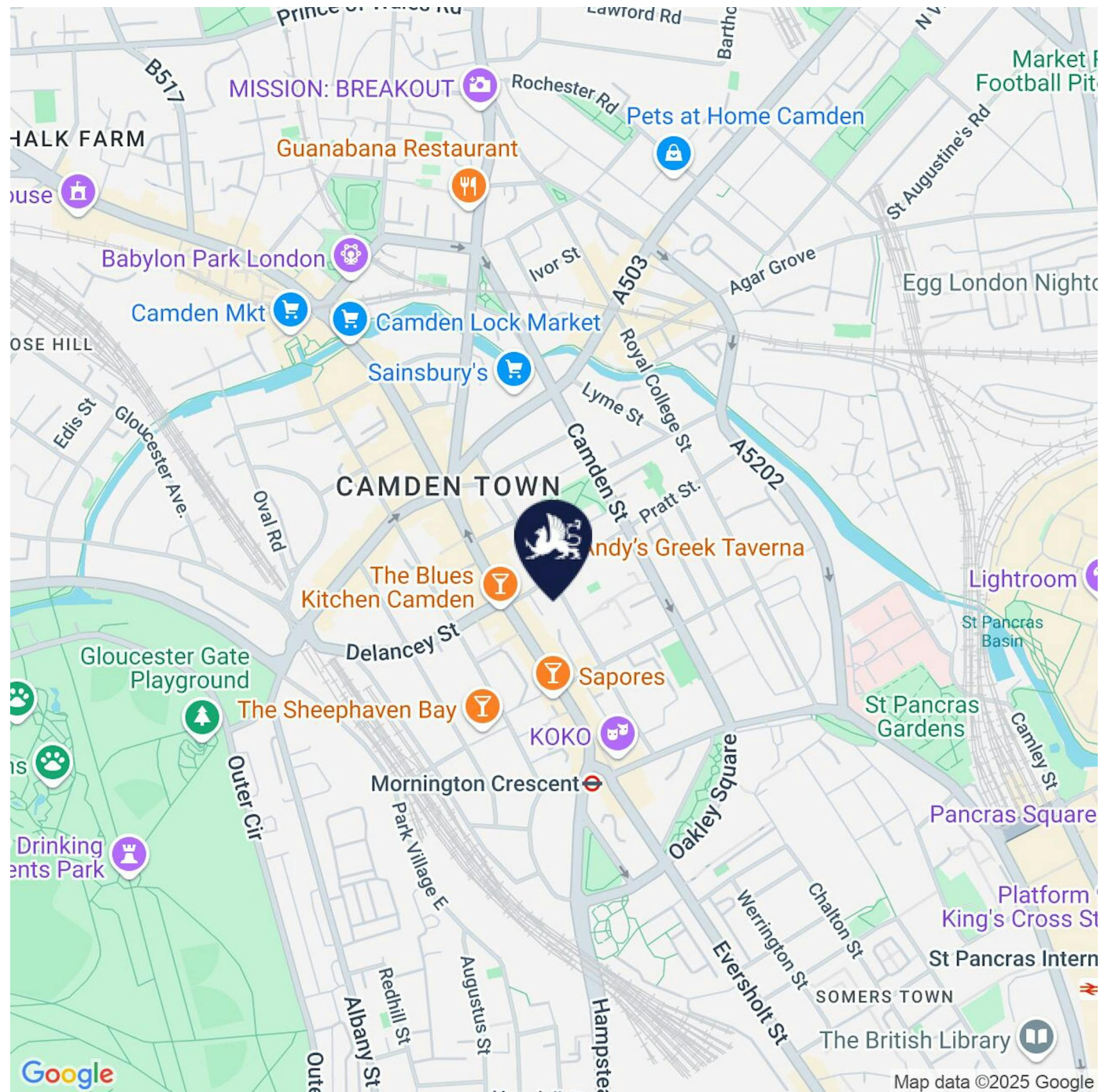
Camden Town 0.2 Miles

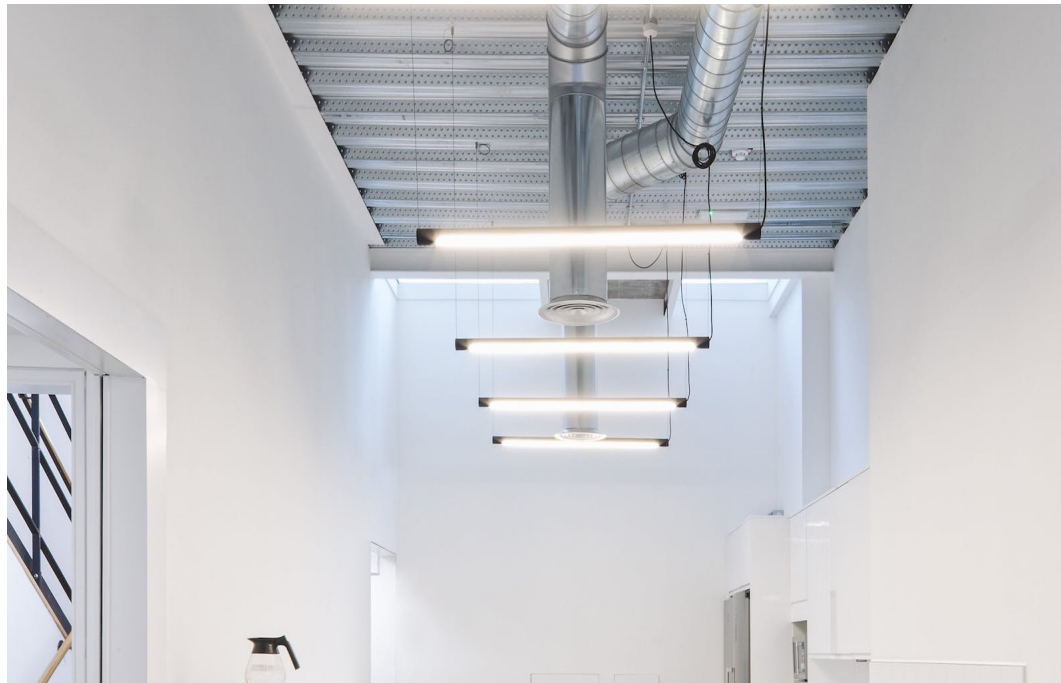


Camden Road 0.3 Miles



Euston 0.7 Miles





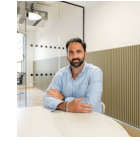
Accommodation

Name	sq ft	sq m	Availability
Basement	1,335	124.03	Available
Ground	1,410	130.99	Available
Upper Ground	1,130	104.98	Available
1st	474	44.04	Available
2nd	517	48.03	Available

Rents, Rates & Charges

Price	£3,150,000
Rates	£35,532 per annum
Service Charge	On application
VAT	Applicable
EPC	B (28)

Viewing & Further Information



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