

**PROMINENTLY LOCATED OFFICES IN CAMDEN
TO BE LET**

3,200 Sq Ft (297.5 Sq M)

66-70 PARKWAY, CAMDEN, LONDON NW1 7AH



LOCATION: Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market. The property is situated on the North West side of Parkway which is the main thoroughfare running from the recreation facilities of Regent's Park to Camden High Street with its many multiple and local retailers, restaurants and bars. Transport facilities are excellent with Camden Town, Mornington Crescent (London Underground Northern Line) and Camden Road (London Overground) Stations all within a few minutes' walk which provides easy access to both the West End and City. Numerous bus routes also serve the area.

DESCRIPTION: The premises comprise modern offices on the first, second and rear ground floors.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE:

First Floor	1,000 Sq Ft	(93 Sq M)
Second Floor	1,000 Sq Ft	(93 Sq M)
Rear Ground Floor	1,200 Sq Ft	(111.5 Sq M)
TOTAL	3,200 Sq Ft	(297.5 Sq M)

AMENITIES:	Good Natural Light Electric & Gas Heating Toilets Kitchenette Burglar Alarm	Tiled & Wooden Flooring Cat 5 Cabling Perimeter Trunking Air Conditioning Use of Courtyard
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LEASE: A New Full Repairing and Insuring Leases to be granted for a term of years to be agreed, subject to periodic upward only rent reviews. The lease is to be granted outside the security of the Landlord & Tenant Act 1954.

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

RENT: £96,000 + VAT per annum exclusive

S. CHARGE: £3 psf / £9,600 per annum

B. RATES: To be advised.

EPC: Available upon request.

VIEWING: Strictly by appointment through owners' Sole Agents as above.

CONTACT: Mert Seyhan (020 7482 1203 / mert.seyhan@christo.co.uk)

SUBJECT TO CONTRACT



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