

# 6

# GREENLAND PLACE

CAMDEN TOWN, NW1

3,835 SQ FT APPROX



SELF-CONTAINED COMFORT COOLED  
GROUND AND 1ST FLOOR OFFICE  
WITH ITS OWN FRONT DOOR TO LET

## DESCRIPTION

Comprises a self-contained ground and first floor office unit which has great ceiling height and which is linked by an internal feature staircase and benefits from excellent natural light both back and front and has a glazed atrium and external courtyard to the rear. The floors measure as follows:

Ground floor      2,100   sq ft

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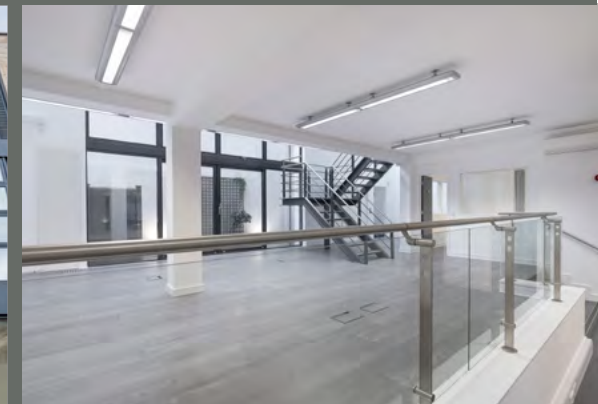
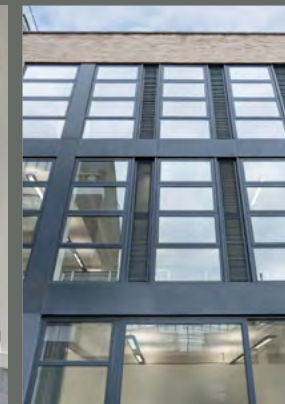
First floor        1,735   sq ft

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**Total approx. area   3,835   sq ft**

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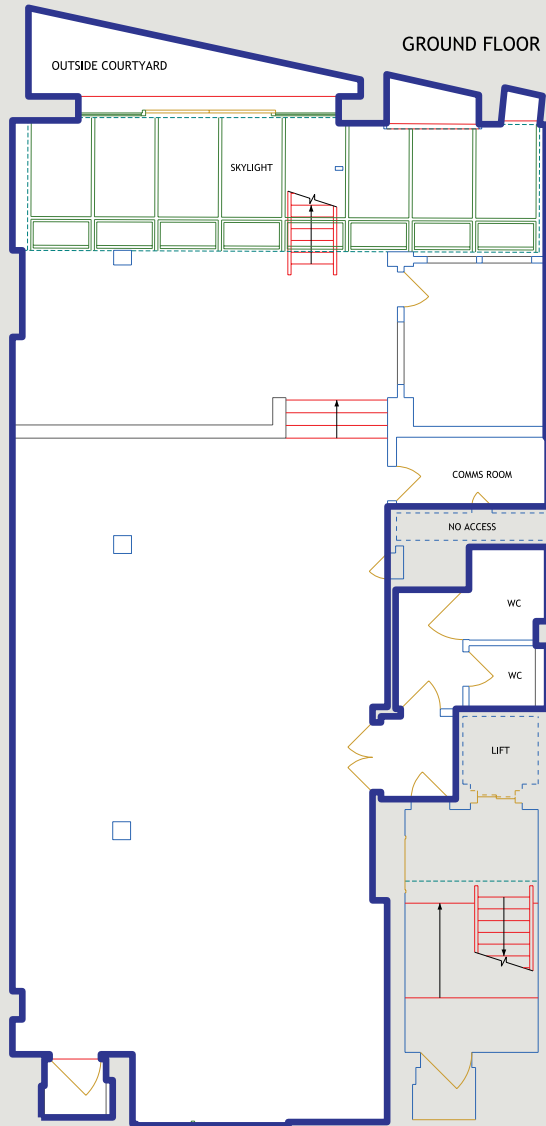
The unit has just undergone a light refurbishment and has a kitchenette/ break out area, Comms room, underfloor trunking, private WCs / shower and large open plan areas.



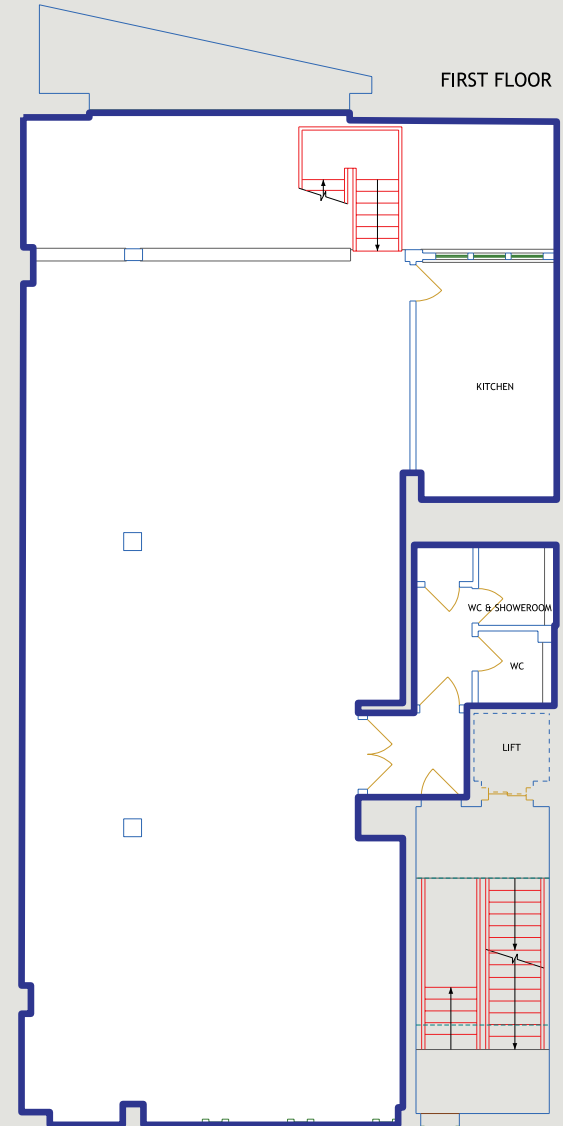
## FEATURES

- Self-contained with private entrance
- Comfort cooling
- 8 person passenger lift
- Rear enclosed courtyard
- Underfloor trunking  
New carpet/wood flooring
- Great ceiling height and natural light
- Kitchenette/break out area
- Plaster ceilings and drop lighting
- Private WCs and shower
- Disabled access





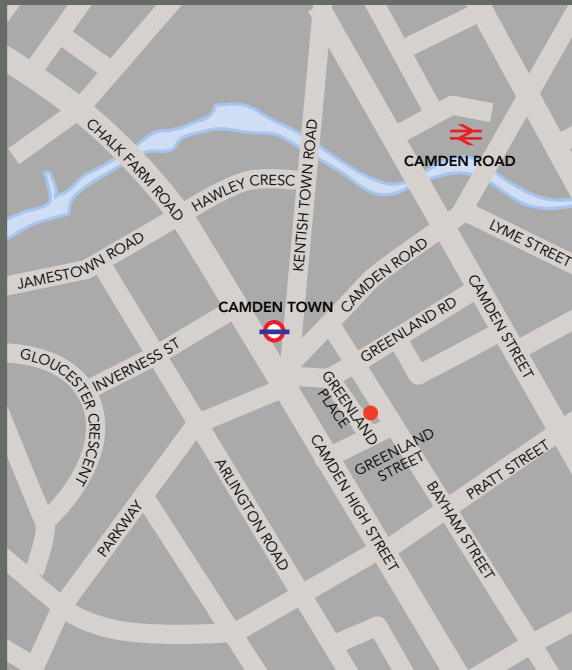
NOT TO SCALE  
FOR IDENTIFICATION PURPOSES ONLY



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## LOCATION

The property is located just off Camden High Street in a secluded mews setting just south of Camden Town Underground Station (Northern Line) and Camden Road Overground Station which is only a short walking distance away.



### BUSINESS RATES

Approximately £14.15 per sq ft for the year 2022/23, however, prospective occupiers are advised to verify this figure themselves.

### SERVICE CHARGE

The current estimate is £3.78 per sq ft exclusive of VAT but inclusive of insurance

### LEASE

A new direct lease for a term by arrangement.

### RENTS

Guiding £29.50 per sq ft exclusive.

### EPC

Being applied for.

## VIEWING

For further information, please contact Joint Sole agents.

**Braham Good**

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### IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided. (November 2022)