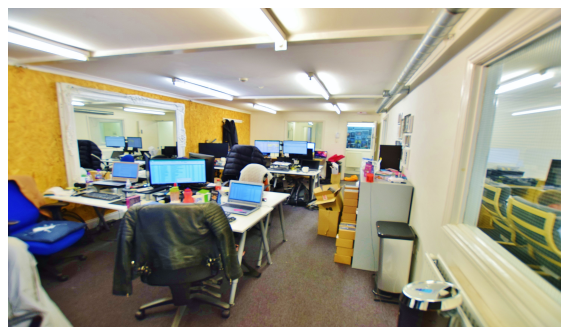




## THE OFFICE

A quirky, archway office space located in the heart of Camden. The space benefits from a fully fitted kitchen, demised WC's, showers and bike storage. The rent is inclusive of business rates, service charge and utilities.



# AVAILABILITY

A sublease is available for a term of up to 5 years.

## SPECIFICATION

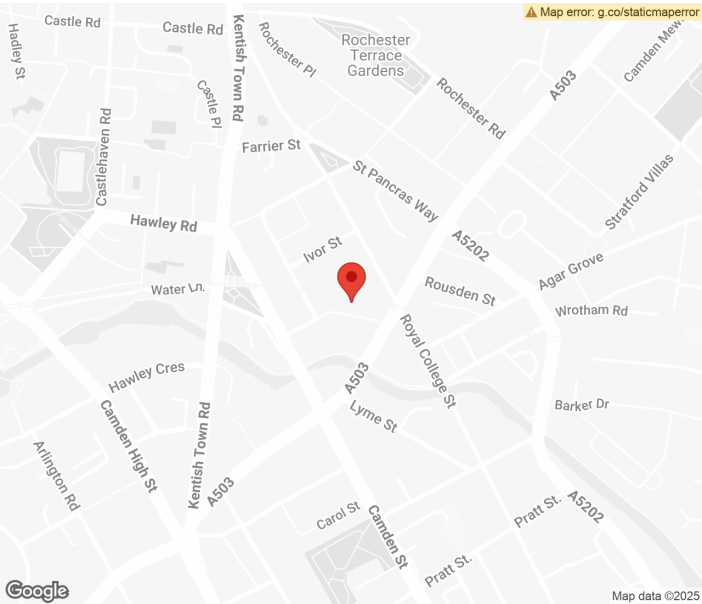
- Meeting room
- Cat 5 cabling
- Perimeter trunking
- Fitted kitchen
- Demised WC's
- Private outside space
- Communal courtyard
- 24 hour access
- Buzz entry
- Showers
- Bike storage

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	30	324	£46	£0	£0	£14,904.00	LET

# LOCATION

The office is situated in the heart of Camden, only a few minutes away from Camden Lock.



## COMMUNICATION

Transport links for the property are excellent, with various bus routes along Camden Road, as well as Camden Road and Camden Town Stations located within 100 meters and 800 meters of the property respectively.

## WALKING TIMES

From the building

- |             |           |
|-------------|-----------|
| Camden Road | 1 Minute  |
| Camden Town | 5 Minutes |

# CONTACT

020 7993 8075

[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT