

# Belmont Yard, 10a Belmont Street

Camden, London, NW1 8HJ



VIRTUAL FREEHOLD FOR SALE | 3,601 - 7,863 sq ft



## Location

This building, formerly a piano factory, is located off Chalk Farm Road, opposite the prominent music venue The Roundhouse and within a short walk from Camden Market and Chalk Farm (Northern line) and Camden Underground Stations. Recent local tenants include Models One and many young fashion companies.

## Floor Areas

Floor	sq ft	sq m	
North Studio	4,262	396	Pt G & LG
South Studio	3,601	335	Pt G & LG
<b>TOTAL (approx.)</b>	<b>7,863</b>	<b>731</b>	

\*Measurement in terms of NIA

## Description

These two B1(a) office floors provide new, lofty, open plan warehouse style studio space of the most desirable architectural quality. The entire studio could be split vertically (not laterally) into two. The scheme incorporates bespoke new staircases, glass extensions, cut through sections, 4m ceiling heights, exposed brick work, original wooden floors and feature lighting. Plus extended windows to give "double light" to ground and lower ground floor areas, moats and decked private patio areas. The upper parts of this scheme will be huge, original, warehouse style lofts averaging a minimum of 2500 sq. ft. each.

Jason Hanley, Partner

020 7025 1391

Rebecca Saxon, Agency Surveyor

020 7025 1397

Suzy Link, Agency Surveyor

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2017

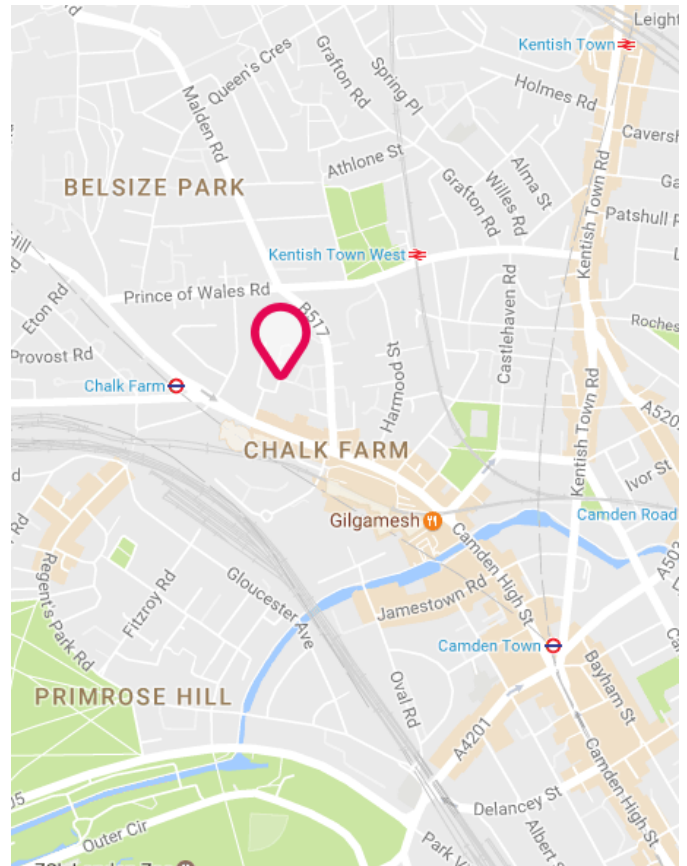
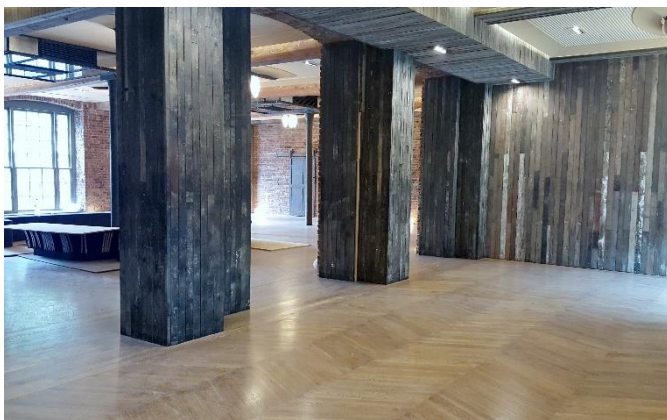
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## Terms

Tenure:	Virtual freehold or Leasehold
Lease:	Virtual freehold for sale. Alternatively a new lease(s) is available for a term by arrangement.
Price	Upon Application
Rent:	£52.50 psf pax overall
Rates:	TBC (not assessed)
Service Charge:	Approximately £ 4.50 psf pax

## Amenities

- C.4m. ceiling height
- Excellent natural light
- DDA Passenger lift
- New extension to rear
- Retained warehouse features to front and rear
- Exposed brickwork, original timber floors, beams and iron columns
- Architecturally very desirable

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