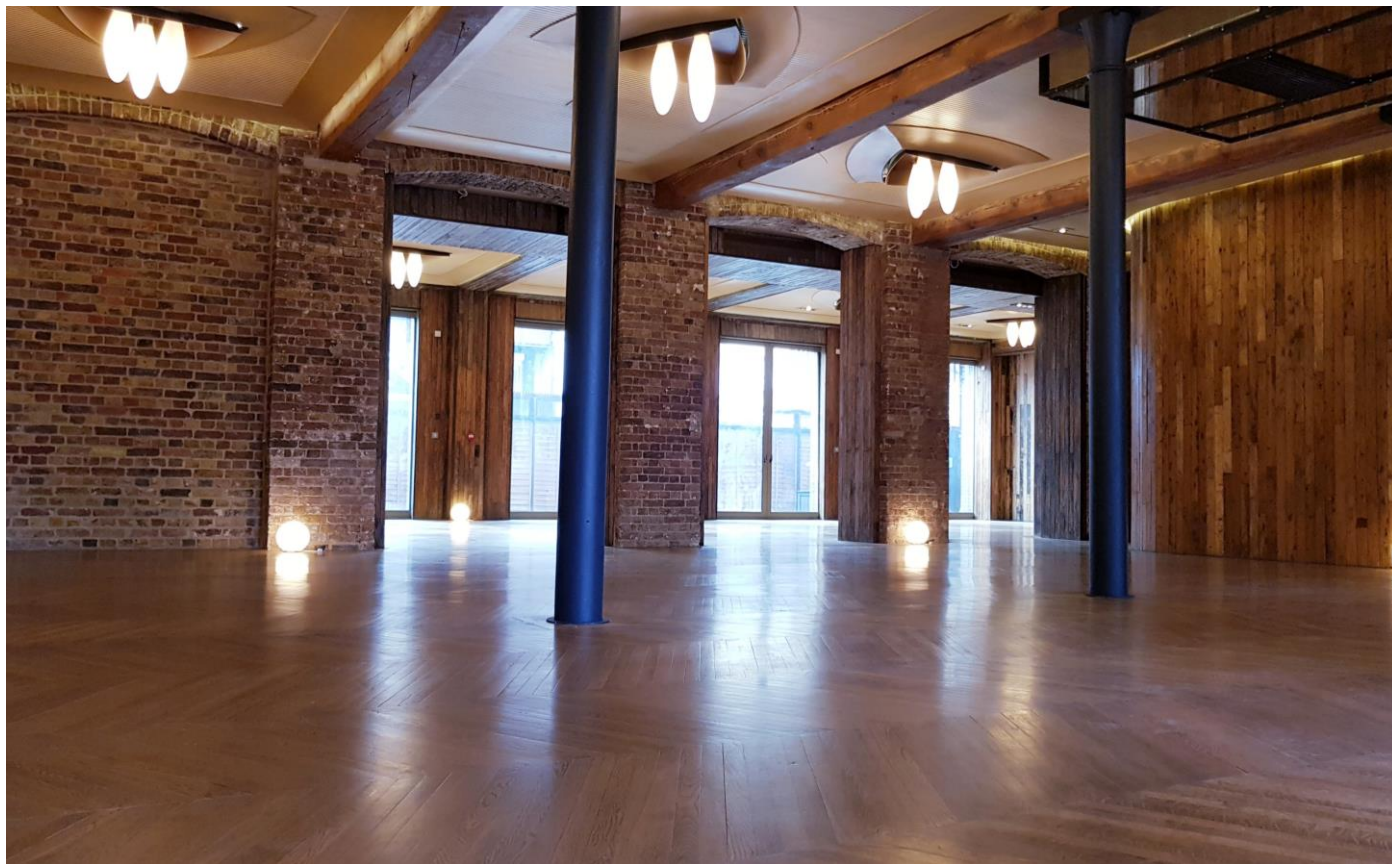


OFFICES FOR SALE OR TO LET | 3,601, 4262 or 7,863 sq ft



Location

This building, formerly a grand 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 tech, music and fashion companies.

Floor Areas

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

Description

These two B1(a) office floors provide new, lofty, open plan warehouse style studio space of 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 bricks, 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 comprise warehouse style apartments averaging a minimum of 2500 sq. ft. each. They are also available to purchase.



Jason Hanley, Partner

📞 020 7025 1391

Suzy Link, Senior Surveyor

📞 020 7025 8940

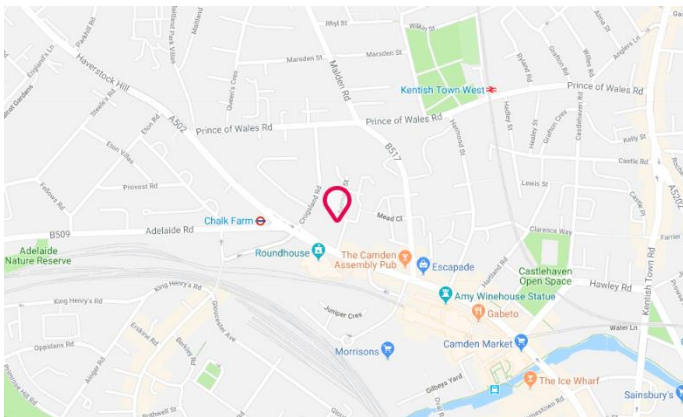
Georgia Mason, Agency Surveyor

📞 020 7025 8945

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 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 July 2018

OFFICES FOR SALE OR TO LET | 3,601, 4262 or 7,863 sq ft



Terms

Tenure:	Virtual freehold or Leasehold
Lease:	Virtual freehold for sale. Alternatively a new lease(s) is available for a term by arrangement on either North/South Studios or combined.
Price	Upon Application
Rent:	Upon Application
Rates:	Approx. £10 psf pa
Service Charge:	Approximately £ 4.50 psf pax

Amenities

- C.4m. ceiling height
- Excellent natural light
- DDA Passenger lift
- Bespoke kitchen and Victorian WC's
- Retained warehouse features to front and rear
- Exposed brickwork, original timber floors, beams, iron columns and new sash windows
- Adjoining residential apartments also available

Jason Hanley, Partner

📞 020 7025 1391
📧 jhanley@monmouthdean.com

Suzu Link, Senior Surveyor

📞 020 7025 8940
📧 slink@monmouthdean.com

Georgia Mason, Agency Surveyor

📞 020 7025 8945
📧 gmason@monmouthdean.com

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 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract July 2018