



CAMDEN TOWN

Regent House, Pratt Mews, Camden Town, NW1 0AD

2 SELF – CONTAINED OFFICE UNITS TO LET / FOR SALE WITHIN A
NEW BUILD BOUTIQUE DEVELOPMENT

1,495 & 1,628 SQ. FT.

(138.89 & 151.25 SQ. M.)



LOCATION

Set within Pratt Mews, the development is located close to its junction with Pratt Street and parallel to Camden High Street.

The property is in close proximity to the local Camden amenities; including the infamous Camden Lock and Stables markets, KOKO, Electric Ballroom, Regents Park, Primrose Hill as well as the eateries and retail tenants based on Camden High Street.

Camden is very well connected, located just 2 miles from the West End and 3.6 miles from the City.

Transport links from the property are excellent with Camden Town underground station (Northern line) is situated within a four minutes' walk and provides services to north and south London; whilst Camden Road overground station being situated a eight minutes' walk from the property. It provides access to west and east London.

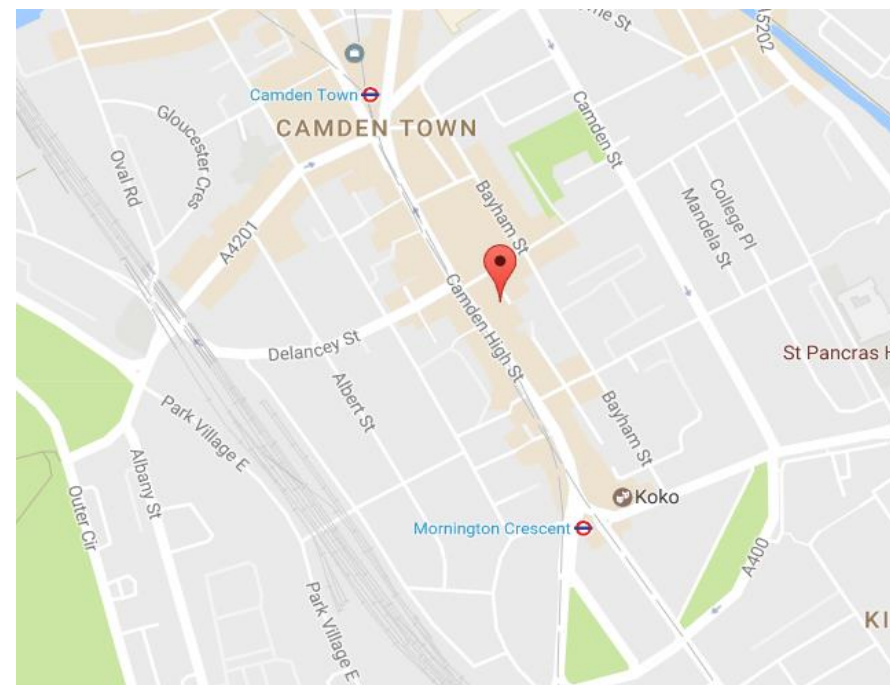
Euston and Kings Cross Stations are also approx. a 15 minute walk and a 20 minute walk from the property, respectively.

DESCRIPTION

The self contained office units are situated within a new boutique development by Hamilton Court Developments. The mixed use development comprises two offices located on the ground floor with eight high specification apartments on the upper floors.

The available accommodation provides two modern media style offices on the ground floor with entrances fronting Pratt Mews.

DEMISE	SQ FT (NIA)	SQ M (NIA)
Unit 1	1,495	138.89
Unit 2	1,628	151.25



AMENITIES

- CAT A fit-out
- Timber floors
- Exposed heating and cooling units
- Track lighting
- 3m height ceiling
- Demised WC and kitchenette



CGI of the proposed scheme



CAMDEN TOWN | Regent House, Pratt Mews, NW1 0AD

TENURE

Available by way of a new 999 year lease or on a rental basis for a term to be agreed.

The freehold interest is also available generating additional income from the existing ground rents.

METHOD OF SALE

Unconditional interest for the freehold or long leasehold interest invited

PRICE / RENT

Rent: £60 per sq ft exclusive of all other outgoings

Price: £1.5m - £1.6m respective of the size of each unit

VAT

The building is elected for VAT

EPC

To be assessed

TIMING

The scheme is due for completion in January 2018

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

TSP

020 7284 9040

James Keisner

jk@tspuk.com

020 7284 9057

David Simnock

ds@tspuk.com

020 7284 9050

June 2017