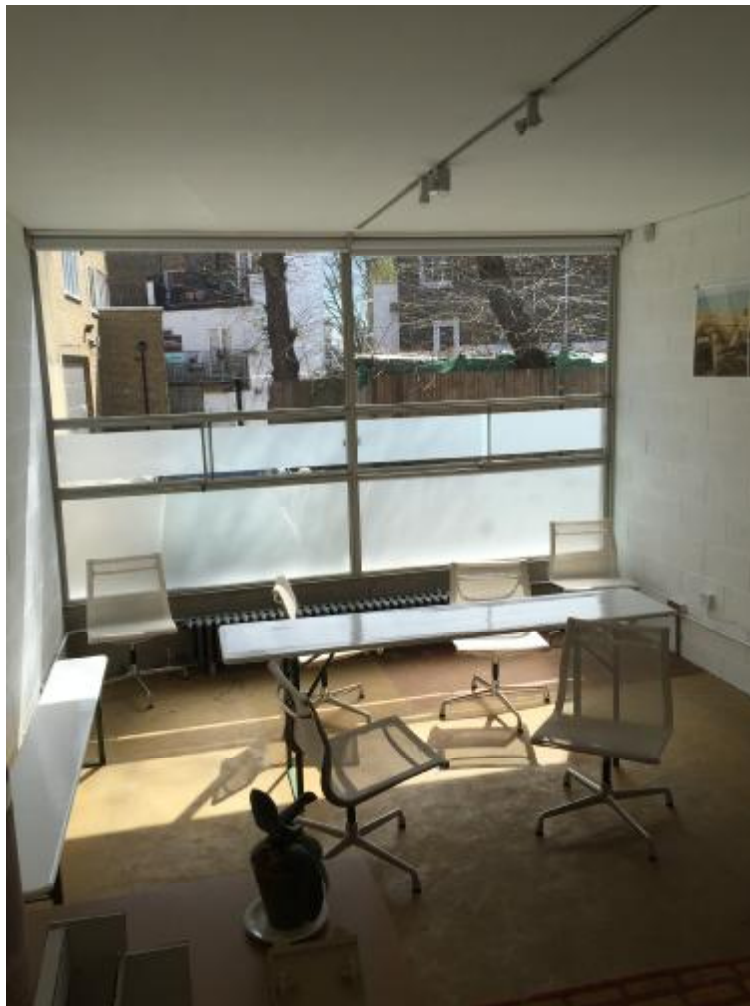


STUDIO / OFFICES

TO BE LET

307 Sq Ft (28.5 Sq M)

COBHAM MEWS, AGAR GROVE, LONDON NW1



LOCATION: The property is located in Cobham Mews, immediately off Agar Grove close to its junction with Murray Street. The multitude of shops, restaurants and bars of Camden Town are close by. Transport facilities are convenient with Camden Road Station (London Overground) being within walking distance. Numerous bus routes also serve the area.

DESCRIPTION: The subject unit comprises a modern, self-contained studio/office space on ground floor which benefits from a shared kitchen and toilets in the adjacent unit.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Ground Floor 307 Sq Ft (28.5 Sq M)

AMENITIES:

- * Shared Kitchen & WCs
- * Gas Central Heating
- * Good Natural Light
- * Security Alarm System

LEASE:

A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed.

RENT:

£14,500 per annum exclusive

BUSINESS RATES:

We have been advised that current business rates payable are £5,000 per annum. However interested parties are advised to make their own enquiries to the Local Authority.

SERVICE CHARGE:

£1,000 per annum
Includes: Building insurance contribution, cleaning of the communal areas, rubbish collection, maintenance of the alarm.

EPC:

Available upon request.

LEGAL COSTS:

Each party to bear their own legal costs.

IDENTIFICATION:

Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

**COMMERCIAL
LEASE CODE:**

Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available via the website www.commercialleasecode.co.uk

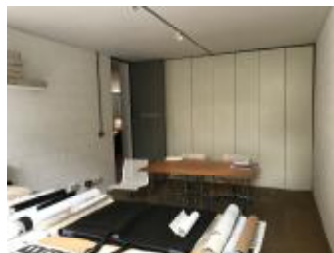
VIEWING:

Strictly by appointment through owner's SOLE agents as above.

CONTACT:

Mert Seyhan
020 7482 1203
mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT



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