

**MODERN B1 OFFICE BUILDING
WITH PARKING**

3,340 Sq. Ft (310 Sq. M)

TO LET

**NORA LEVERTON COURT 8 RANDOLPH STREET
LONDON NW1 0TS**



LOCATION: The property is located on Randolph Street close to the junction with Baynes Street, and within easy walking distance of Camden Overground Station and Camden Underground Station (Northern Line). Nora Leverton Court is well served by the local amenities along Royal College Street and Camden Road which house a number of local retailers, including the Grand Union, Sainsbury's and Parma Café. In addition the premises are within a seven minute walk, of both the superb and improved amenities along Camden Road.

DESCRIPTION: The premises comprises of a DDA Compliant self-contained office building arranged over three floors. The offices are currently fitted out and provide open plan office accommodation as well as a number of meeting rooms.

66-70 Parkway, London NW1 7AH

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

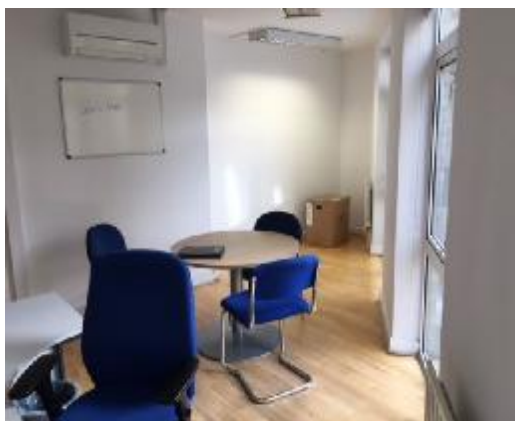
ALL DIMENSIONS ARE APPROXIMATE

Ground Floor	1,113 Sq. Ft	(103 Sq. M)
First Floor	1,113 Sq. Ft	(103 Sq. M)
Second Floor	1,113 Sq. Ft	(103 Sq. M)
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Total Area	3,340 Sq. Ft	(310 Sq. M)

AMENITIES:

Private off Street parking
Passenger Lift
Air Conditioning
Fitted out office accommodation

Garden/Patio
Central Heating
Perimeter Trunking



TERMS:

RENT: £35 psf / £100,000 pax for the whole building.

(Offices to be let as a whole or separately.)

LEASE: A new Full Repairing & Insuring Lease to be granted for a term of years to be agreed subject to periodic rent reviews.

LEGAL COSTS: Each party to bear their own legal cost

VIEWING: Strictly by appointment through owner's joint sole agents

Tuckerman
0207 222 5511

Harry Cormack Harriet De Freitas

Christo & Co
0207 482 1203

Paul Stone Mert Seyhan

SUBJECT TO CONTRACT

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