

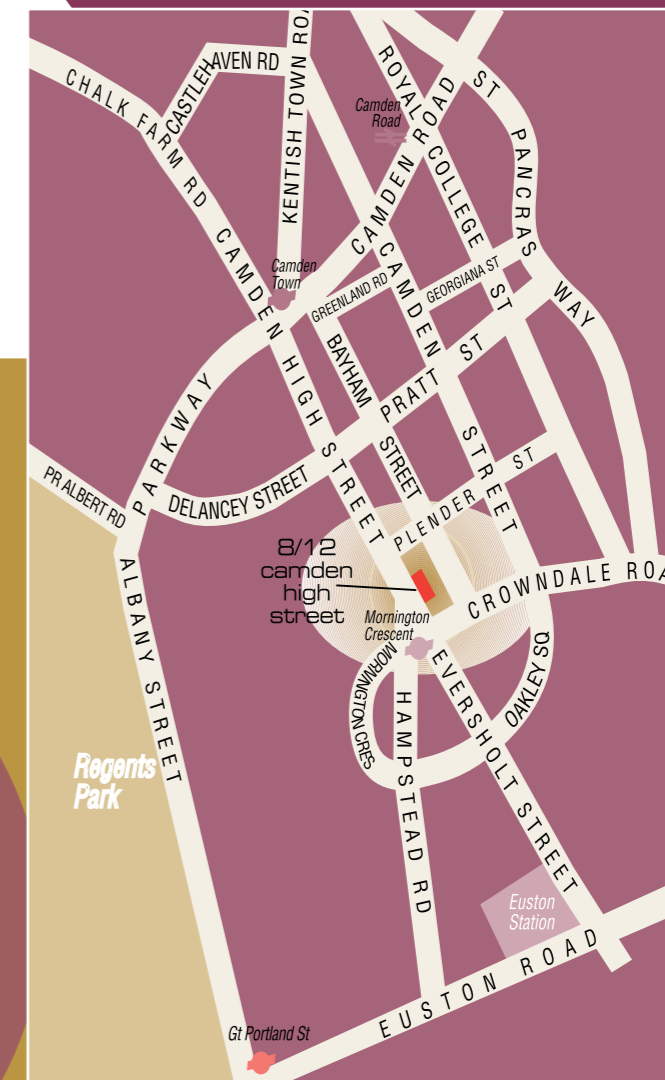
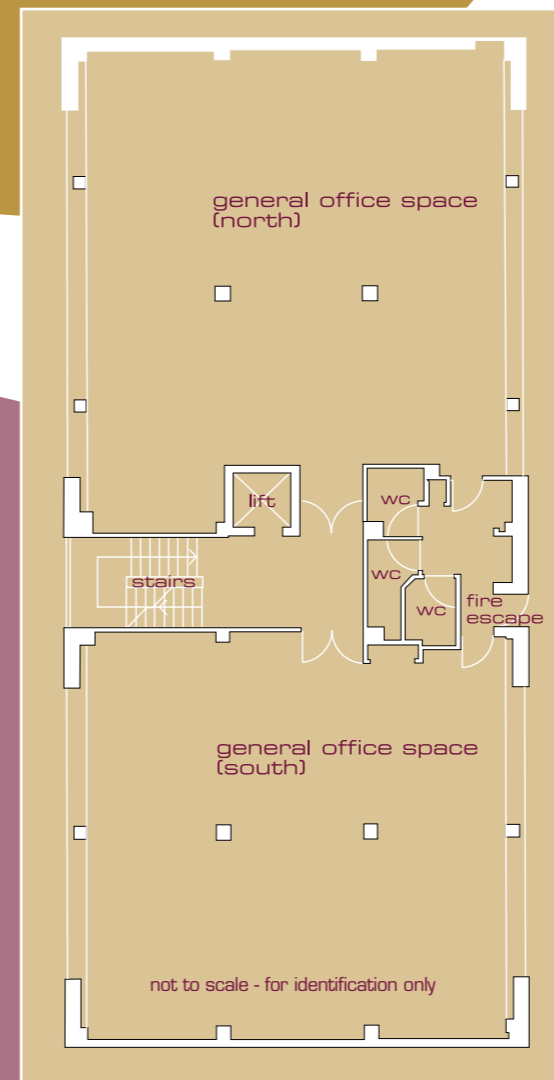
# cool in camden

air-conditioned offices with parking

1,320 - 2,770 sq ft  
122 - 257 sq m



**8/12  
camden high street  
nw1**





### location

The property is conveniently situated on the east side of Camden High Street, within easy walking distance of Camden Town and Mornington Crescent Underground stations (Northern Line). The locality offers abundant shopping, wining and dining facilities. There is direct main road access to the north of London and to the West End and City.

### description

The accommodation underwent a comprehensive refurbishment programme and offers high calibre office accommodation, arranged as follows:

	sq ft	sq m
<b>2nd floor</b>		
suite (north)	1,450	134.7
suite (south)	1,320	122.6
<b>total</b>	<b>2,770</b>	<b>257.3</b>

### terms

Lease  
Full repairing and insuring lease by arrangement.

Rent  
Upon application.

### legal costs

Each party to be responsible for their own legal costs incurred.

### viewing

By appointment only via sole agents.



### amenities

- Striking entrance hall
  - Automatic passenger lift
  - Fully air-conditioned
    - Superb natural daylight
      - Solar reflective glazing
      - Double glazing
    - Fully accessible raised floor
    - Gas fired central heating
    - Cat II lighting
  - Luxury wc facilities
  - Secure car parking spaces available on site
- Tea station

