



BOWMAN STUDIOS

RIB
ROBERT IRVING BURNS

bbg
real estate london



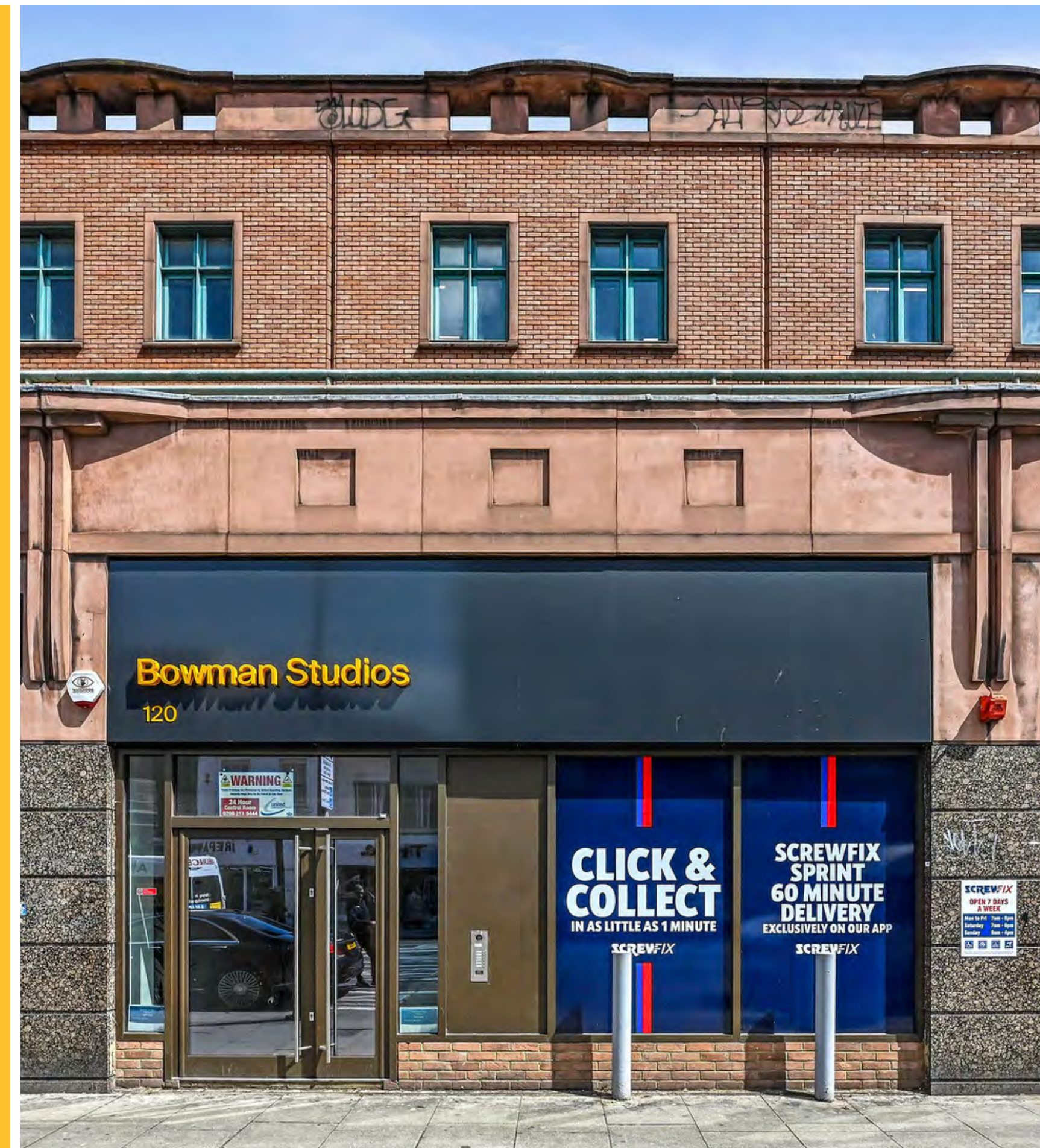
TO LET

120 CAMDEN HIGH STREET

SELF-CONTAINED HQ

REFURBISHED HQ BUILDING IN THE HEART OF CAMDEN
CAT A+

SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, CLINICAL, LEISURE, SHOWROOM ETC.)



LOCATION

The property is located along Camden High Street and situated between Primrose Hill and Islington. There is easy access to Regents Park, just a stone's throw away.

The building is within easy walking distance of Camden Town and Mornington Crescent Underground stations (Northern Line). The locality offers abundant shopping, dining and facilities. Camden High Street is a direct main road, providing access to the north of London, the West End and City.



Jazz Cafe



Camden Market



The Mildreds



Namaste Kitchen



York & Albany



FOOD & DRINK

- 1 Philippe Conticini
- 2 Rudy's Dirty Vegan Diner
- 3 The Cheese Bar
- 4 The Farrier
- 5 Mildreds
- 6 Pizza Pilgrims
- 7 Gail's Bakery
- 8 The Coffee Jar
- 9 Burger & Beyond
- 10 Haché Burgers
- 11 Chin Chin Labs
- 12 Namaste Kitchen
- 13 Lemonia
- 14 Purezza
- 15 York & Albany

OCCUPIERS

- 1 British Heart Foundation
- 2 Doctor Martens
- 3 Bauer Media
- 4 RNIB
- 5 Viacom
- 6 Piercy & Co
- 7 French Connection
- 8 Hugo Boss
- 9 Star Lizard
- 10 Lyle & Scott
- 11 SSP
- 12 Itech
- 13 ASOS

AMENITIES

- 1 KOKO
- 2 Jazz Cafe
- 3 The Roundhouse
- 4 Camden Market
- 5 Buck Street Market
- 6 Mei Leaf Teahouse
- 7 Amazon Fresh

DESCRIPTION



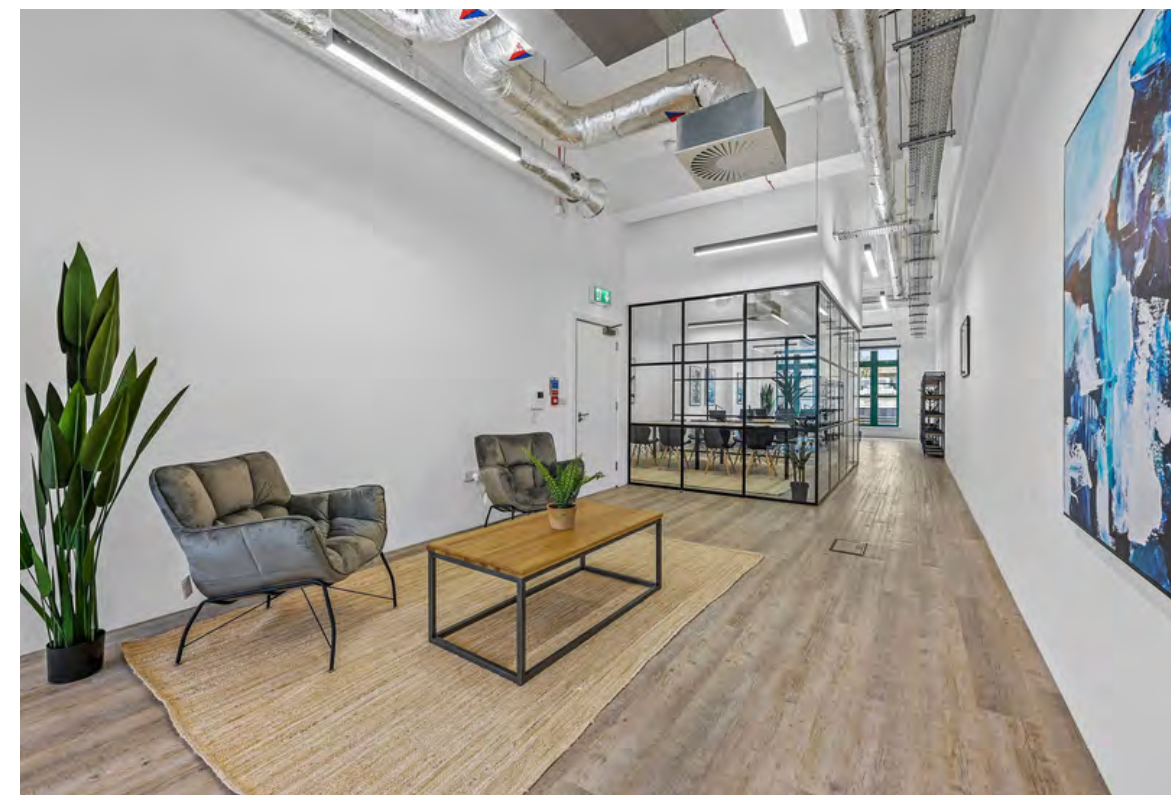
This self contained premises arranged over ground floor lobby, 1st floor and 2nd floor with spacious terrace offers a bright environment with excellent ceiling height of approximately 4 meters (1st floor). There is access from the front and rear of the building.

The property has been refurbished to a CAT A standard with exposed raised flooring, LED lighting, AC and Air Flow system. The space benefits from kitchenettes/tea points, showers and there is also bike storage.

The 1st floor is in CAT A+ condition ready for tenant occupation.









SPECIFICATIONS



CAT A+ STANDARD



EXPOSED RAISED FLOORING



LED LIGHTING



CEILING HEIGHT (APPROX.) - 4M



SUPERB NATURAL LIGHT



FIBRE INTERNET CONNECTION



AC AND AIR FLOW SYSTEM



CYCLE STORAGE FACILITIES



KITCHENETTES/TEA POINTS ON ALL FLOORS

FINANCIALS

FLOOR	1ST SOUTH	1ST NORTH	SECOND	TOTAL
Size (sq. ft.)	2,731	1,196	3,054	6,981
Quoting/Passing Rent (p.a.) excl.	£122,895	£53,820	£114,525	£291,240
Estimated Rates Payable (p.a.)	£47,110	£20,631	£52,682	£120,422
Service Charge (p.a.)	£25,398	£11,123	£28,402	£64,923
Estimated Occupancy Cost excl. (p. a.)	£195,403	£85,574	£195,609	£476,586

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floor plans available on request.

VIDEO TOUR



Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. January 2025.

CONTACTS

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