

From £32.50 per sq ft

TO LET/ MAY SELL

Self-contained air
conditioned offices

1,181-7,407 SQ FT

109.71-688.13 SQ M

14-15
MANDELA
STREET

CAMDEN NW1 0DU

Warehouse style offices in the heart of Camden

With an abundance of natural light, the space offers well configured open plan offices, as well as bike storage, car parking, shower facilities and WCs. The property is arranged over four floors, each suite is self contained with its own entrance and kitchen.



Wooden
floors



Air
conditioning



Cabled



Secure bike
storage and
lockers



8 person
passenger
lift



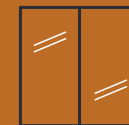
Excellent
natural
light



Car
parking



Showers



Full height
windows



Terraces/
Balconies



ACCOMMODATION (NIA)

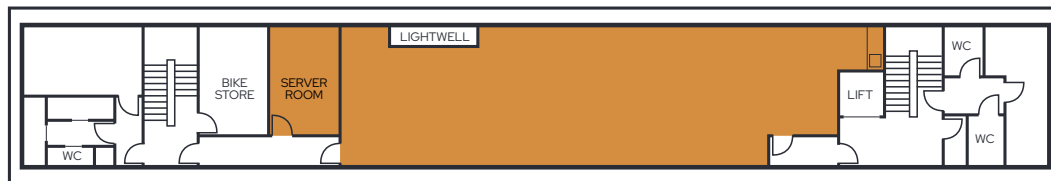
On a Net Internal Basis in accordance with the RICS Code of Measuring Practice latest edition.

Independent measurement report available on request.

FLOOR	SQ M	SQ FT
Lower Ground & Ground *	309.37	3,330
First	229.47	2,470
Second **	149.29	1,607
TOTAL	688.12	7,407

* The Ground (1,545 sq ft) and Lower Ground (1,785 sq ft) are to be let together.

** Excludes 267 sq ft mansard area



LOWER GROUND FLOOR



FIRST FLOOR



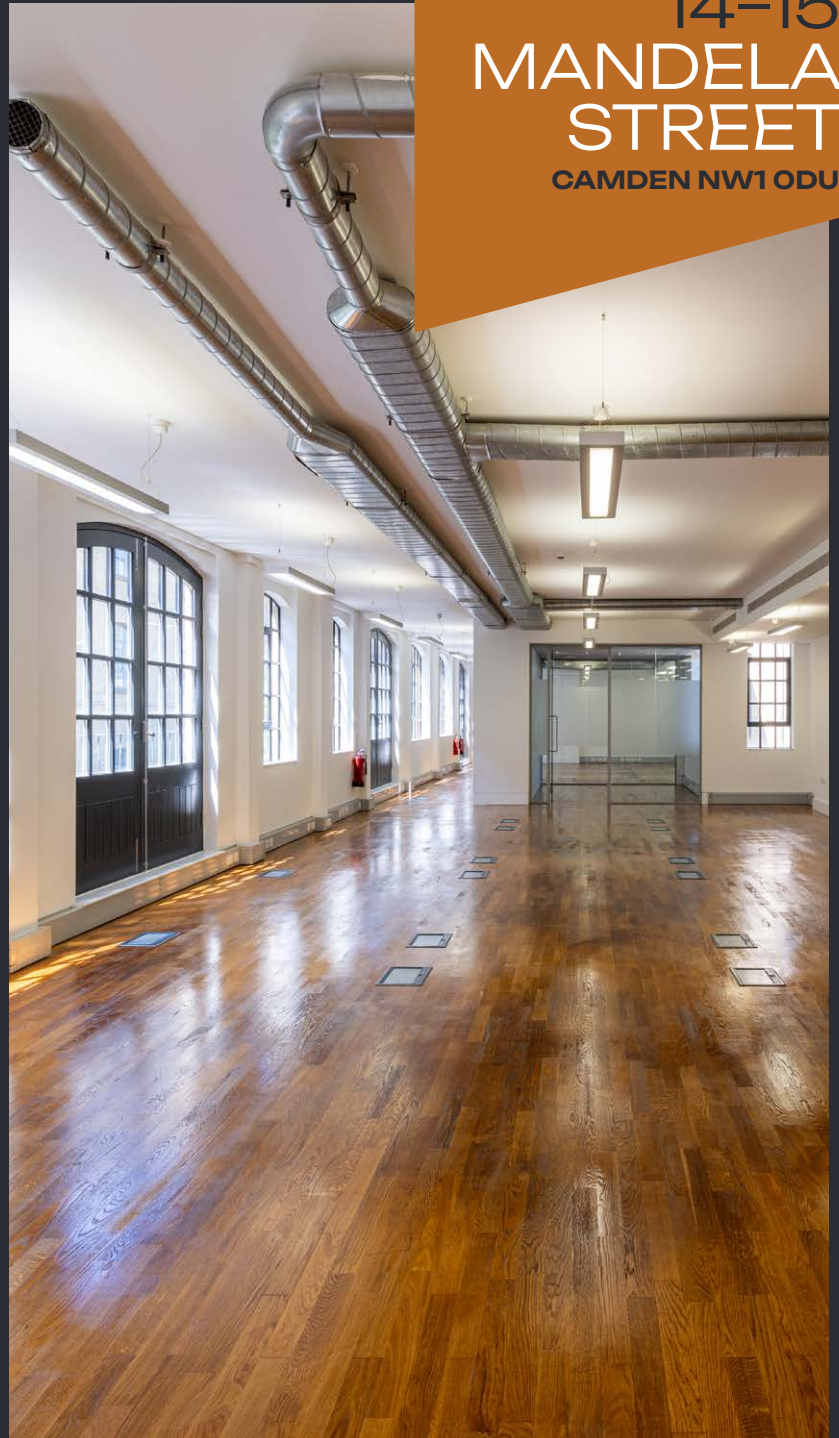
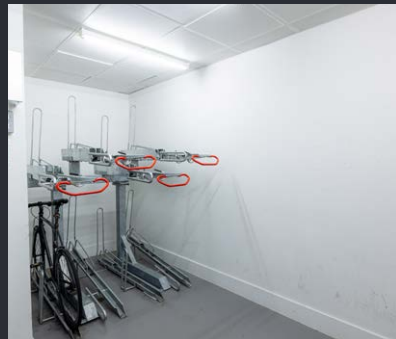
GROUND FLOOR



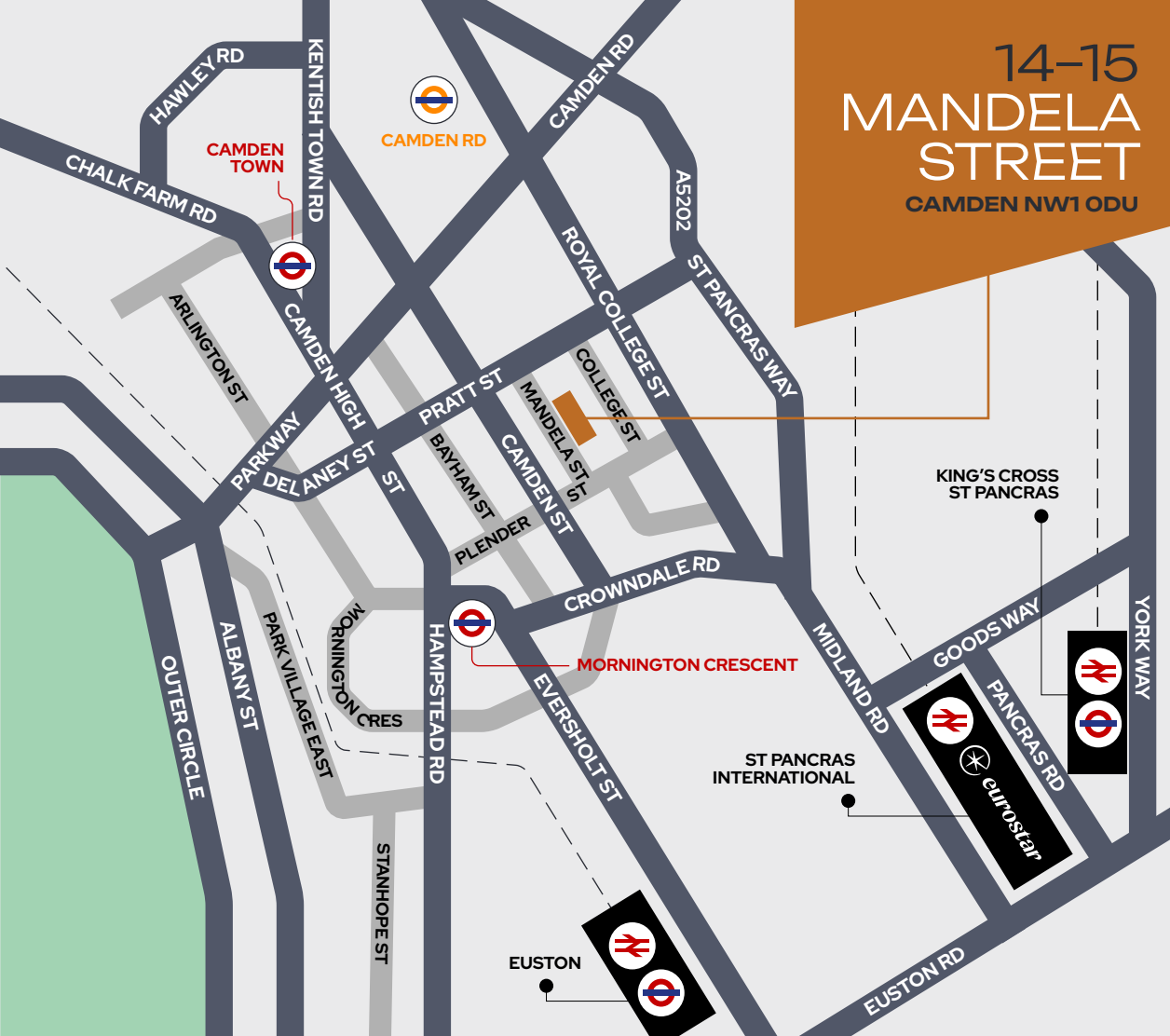
SECOND FLOOR



14-15
MANDELA
STREET
CAMDEN NW1 ODU



14-15 MANDELA STREET CAMDEN NW1 0DU



LOCATION

The building is located on the east side of the street. It is directly opposite Centro Buildings which is a hub of commercial activity and houses a café and fitness centre.

Camden Town (Northern Line), Mornington Crescent (Northern Line), Camden Road (London Overground) and numerous bus routes along Camden High Street are all within easy walking distance.

TERMS

- New flexible leases are available from the Landlord.
- The building is to be let either as a whole, or with the Ground and Lower Ground floor as one unit and the remainder on a floor by floor basis.
- The building can be leased in a Cat A or furnished condition.
- The freehold maybe available – terms on application.
- From £32.50 per sq ft

EPC

Rating B-27.

FOR MORE INFORMATION PLEASE CONTACT:

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