

Total – 7,778 Sq Ft
Centro 3 (Ground) – 3,832 Sq Ft
Centro 4 South (Ground) – 3,946 Sq Ft

LOCATION

The building is located to the east of Camden High Street. Camden provides a diverse blend of office, retail, leisure and residential accommodation. Camden is well located for an office location, with the West End approx. 1.5 miles to the south and the City approx. 3 miles to the south east.

The office is located within a 15 minute walk of Kings Cross Station.

The building benefits from the superb transport links with excellent bus services and Mornington Crescent (Northern Line), Camden Town (Northern Line), Camden Road (Overground) & Kings Cross (Piccadilly, Northern, Victoria, Metropolitan, Circle & Hammersmith and City Lines) train stations within close proximity.



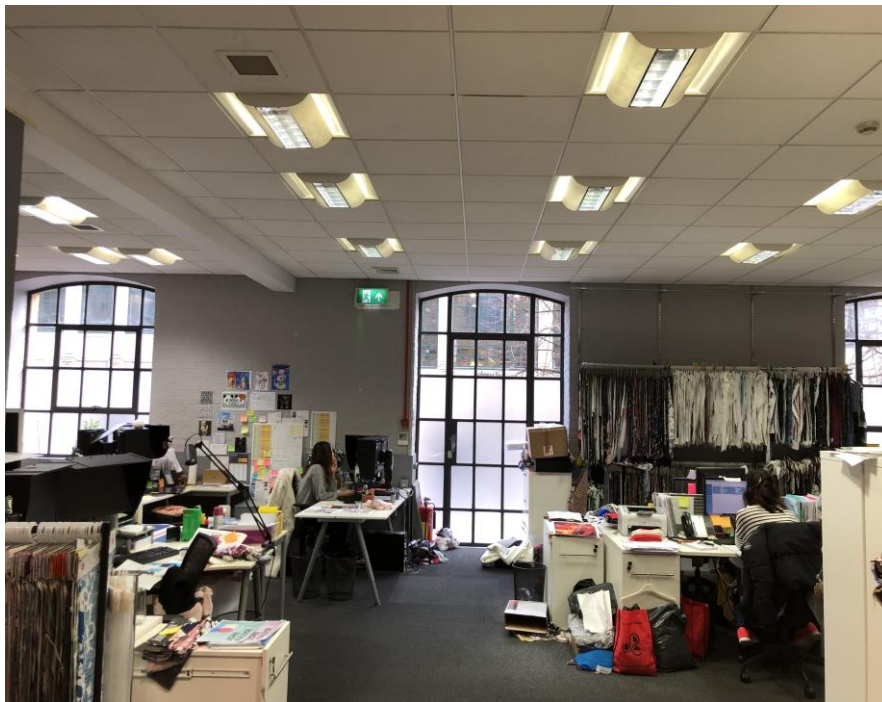
CENTRO 3 & CENTRO 4 MANDELA STREET NW1

DESCRIPTION

Centro 3 benefits from an open plan space with high ceilings, natural light and wooden flooring throughout. The unit can be accessed via a self-contained door from Mandela Street. It also provides a break-out area.

Centro 4 is also self-contained and has an access from Mandela Street. The floor – ceiling height is 3m at the lowest and 3.4m at the highest. The space benefits from large windows and skylights at the rear. The demise also has 2x large offices with 3x 4 people meeting rooms.

THESE UNITS CAN BE COMBINED IF REQUIRED!





CENTRO 3 & CENTRO 4 MANDELA STREET NW1



AMENITIES

Wooden Flooring
Central Heating
Wall Mounted AC
On site Café
High Ceilings
Kitchen

Central Heating
Superb Transport Links
Phone entry system
Excellent Broadband speeds
Superb Natural Light
Demised WCs



CENTRO 3 & CENTRO 4 MANDELA STREET NW1

TERMS

Centro 3:-

An assignment of the existing lease or sub-lease for a term to expire in September 2022. A new lease may be available direct from the Landlord for a term to be agreed.

Centro 4:-

An assignment of the existing lease or sub-lease for a term to expire in October 2020. A new lease direct from the Landlord is available for a term to be agreed.

It is confirmed the lease at on the ground floor at Centro 4 is inside the 1954 Landlord & Tenant Act.

RENT

£45.00 per sq ft per annum.

RATES

Approximately £17.00 per sq ft

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

Centro 3: £9.21 per sq ft

Centro 4: £7.15 per sq ft

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents Noble Harris:-

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