

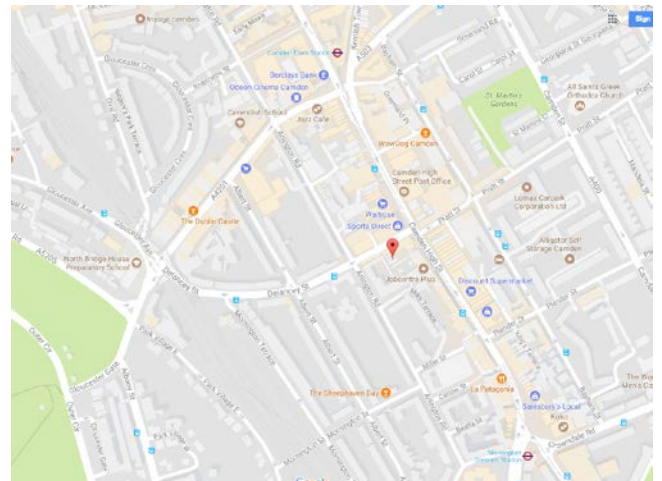


5A & 5B Delancey Passage

Idyllic Studio/Office Space TO LET

Individually or Together
Camden Town
NW1 7NN

674 - 1,370 sq. ft
62.62 – 127.28 sq.m



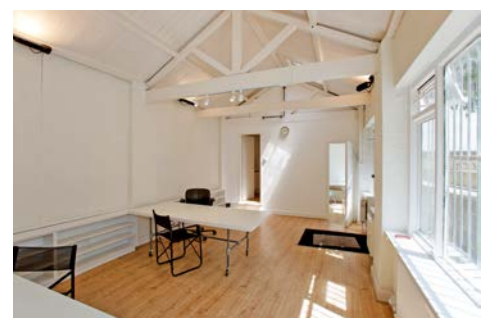


5A & 5B Delancey Passage

Two self-contained spaces, designed for maximum light, space and style.

Sited on a cobble-stoned passage just off Delancey Street, which in turn connects to Camden High Street. The location gets top marks for transport, with Camden Town Northern Line Station 300 m and Mornington Crescent Northern Line Station 500 m distance from the property. Camden Overground Station is a manageable walk away as well, while London buses crisscross the immediate area for easier commutes into Kings Cross, Euston, Angel and the West End. Best yet, its private gated entrance and secure walkway with outside space offers an ideal place to park cycles. Getting to and from work, meetings and home couldn't be much easier

www.tessalangproperty.co.uk

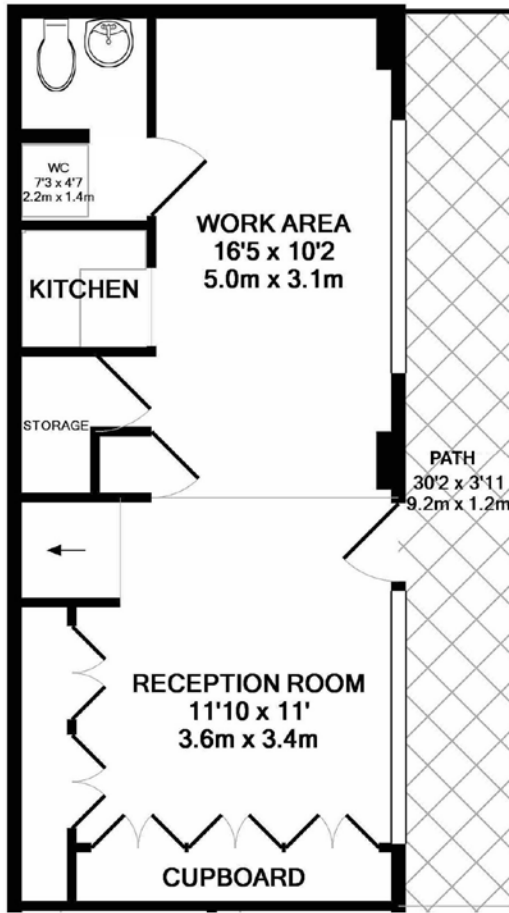


In an area home to cutting edge creativity and commerce, 5A and 5B not only provide a secure and convenient location, they tap into Camden Town's historic vibe with low rise, naturally lit, split level accommodation that's part of a Victorian terrace. Set away from the hustle and bustle, with a remarkably open outlook, here is an environment that can foster focus and productivity by design.

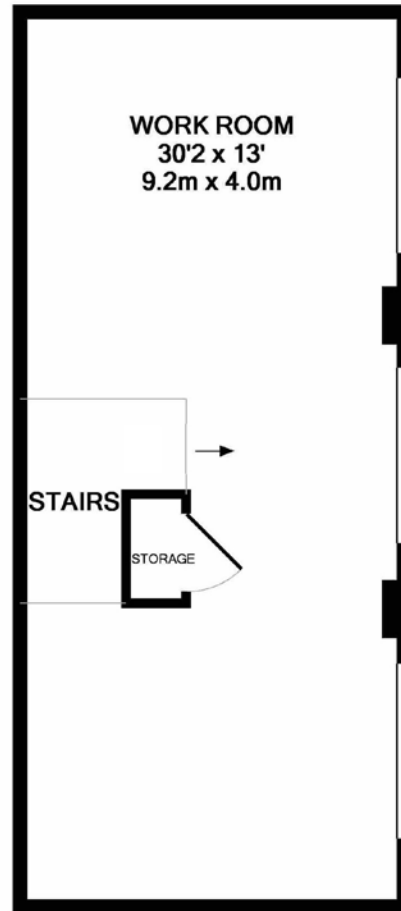


Business Rates - Currently £5700 per annum per unit, payable over 10 months, with incremental annual rises over a 5 year term to total £7600 in year 5. Interested parties are advised to make their own enquiries. EPC Rating D

TO VIEW these exceptional work spaces, please contact Tessa Lang 07841654181



GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

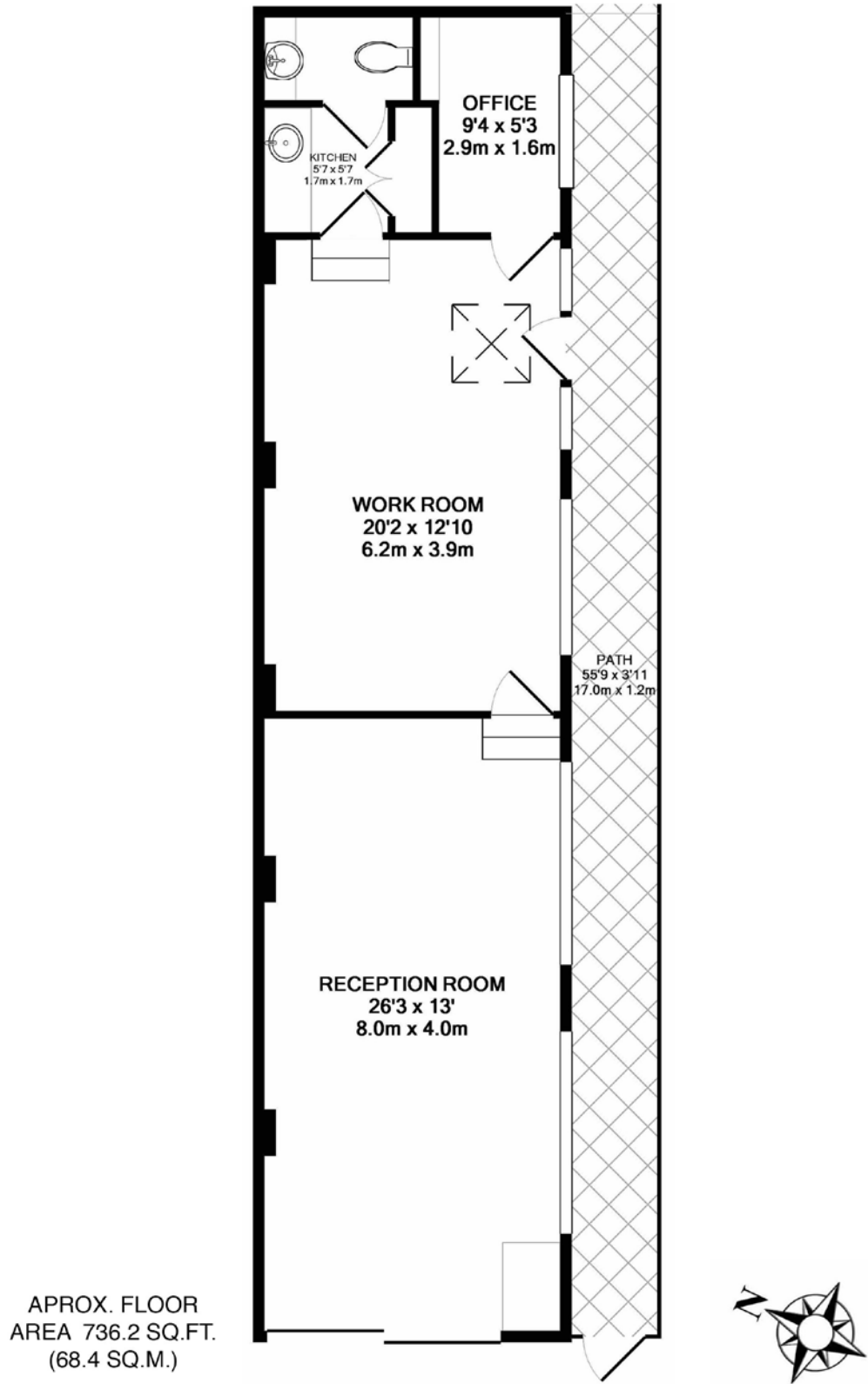


1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)



Tenure

New full repairing and insuring lease available for a term from 5 years/3 year break or as agreed. Rent - 5A: £28,800 per annum, exclusive. 5B: £28,800 per annum, exclusive. Service Charge - In the region of £1000 per annum per unit, to include buildings insurance, boiler and external maintenance



5A and 5B Delancey Passage Use designation B1

5A account 68627204 - 5B 67074194

Recently refurbished to a superior standard, both units benefit from

good ceiling height
double glazed windows
new gas-fired boiler heating

LED lighting
fibre optic broadband
new flooring

Each unit is fitted with

a kitchenette
demised WC
coats cupboard
custom-built storage
security features



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