OFFICE TO LET / FOR SALE | 4,005 SQ FT

# 15-20 BRUGES PLACE, CAMDEN, NW1 0TF

## GROUND FLOOR CAMDEN OFFICES WITH 13 PARKING SPACES AVAILABLE FOR SALE OR TO LET

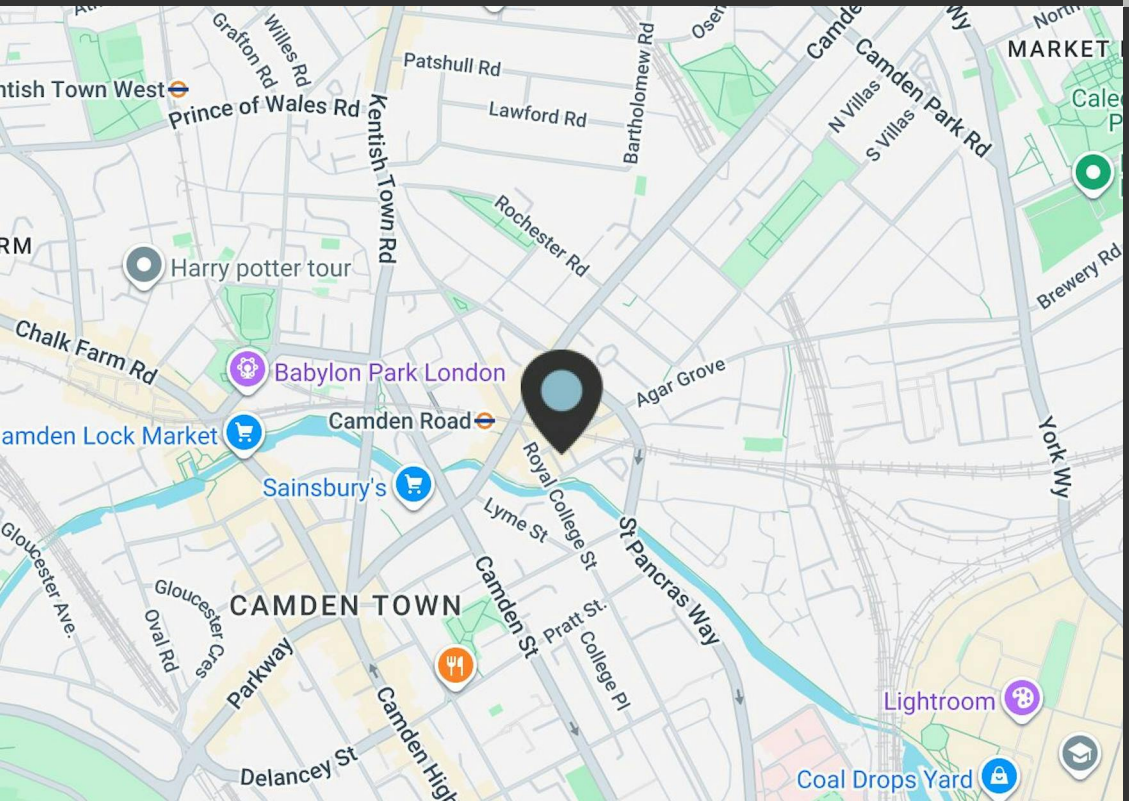
- Ground Floor Lateral Space
- 13 Parking Spaces
- Mixed use gated estate
- Great natural light
- Fully Alarmed
- Gas Central Heating
- Freehold available at £374.53 psf + VAT
- Rental £18.73 psf exclusive + VAT
- Good ceiling height throughout
- Fitted kitchen and wcs
- Dual aspect natural light

# DESCRIPTION

The office is situated within a mixed use gated commercial and residential complex, providing a secure and private environment. The private entrance from the courtyard ensures a sense of exclusivity and security, while additional access points from two electric roller shutters enhancing convenience and ease of access.

The offices have been designed to offer practicality and comfort and are presently partitioned into various open plan and private offices. The offices benefit from a security alarm, gas central heating, suspended ceiling, kitchen, toilet and 13 car parking spaces within the front court yard. The office benefits from dual aspect windows

The property would be suitable for a wide range of e-uses and is available immediately.




# LOCATION

Camden is one of London's most dynamic and creative neighbourhoods, celebrated for its distinctive character and broad commercial appeal. The area supports a diverse mix of businesses across fashion, design, technology, and media, making it a thriving hub for innovation and enterprise.

Renowned for its alternative culture and energetic atmosphere, Camden draws a high volume of visitors throughout the year. Its vibrant markets, renowned live music venues, and unique retail offering create a destination that appeals to both tourists and a strong local community.

Situated approximately 2.5 miles north of Central London, Camden benefits from excellent connectivity via the London Underground and an extensive bus network, ensuring easy access across the capital.

Key landmarks such as Camden Market, the Roundhouse, and Camden Lock further enhance the area's profile, reinforcing its status as one of London's most recognisable and sought-after destinations.

BRUCE PLACE
15-20

# AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 4,005 | 372.08 | Available |

# RENT

£75,000 per annum

# PRICE

£1,500,000

# RATES & CHARGES

Service charge: £19,273.30 per annum
Rates payable: £64,935 per annum

# TERMS

Available by way of a freehold sale or a new lease for a term by arrangement.

# EPC

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# AML

In accordance with Anti-Money Laundering Regulations, any buyers or interested parties will be required to abide by Dutch & Dutch's and Christo & Co AML regulations.

# VIEWINGS

Strictly via arrangement with Dutch and Dutch.

# CONTACT

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