

Comfort Cooled with Feature Light Wall



*** BRAND NEW ***
*** SELF CONTAINED MEWS OFFICE BUILDING ***
Approx. 6,545 sq ft (608 sqm)

KINGS STUDIOS, KINGS TERRACE, CAMDEN TOWN, LONDON NW1



Location

The building is situated to the west side of Kings Terrace, a quiet mews that links with Camden High Street via Plender Street.

Camden Town benefits from a wide variety of retail and restaurant outlets and is world renowned for the shopping experiences at Stables Market/Camden Lock.

Camden Town and Mornington Crescent Underground Stations (Northern Line) are within easy walking distance and a number of local bus routes serve the West End and City.

The National Rail stations at Euston and Kings Cross/St Pancras are also within a short distance of the building.

Accommodation

The accommodation is arranged over Lower Ground, Ground and two upper floors with a variety of attractive modern features and finishes to each floor.

PROPERTY PARTICULARS

SHAW CORPORATION LTD 94 NEW BOND STREET LONDON W1S 1LA T 020 7409 0909 F 020 7499 4499

W www.shawcorporation.com E enquiries@shawcorporation.com

Misrepresentation Act 1967 and Property Misdescription Act 1991. Shaw Corporation Limited for themselves and for the vendors or lessors of their property, whose agents are, give notice that: 1. The particulars do not constitute any part of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Shaw Corporation Limited or the vendors or lessors. 3. All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Shaw Corporation Limited has any authority to make or give representation or warranty whatever in relation to this property. All transactions are subject to formal contract.

Floor Areas

Second Floor	-	505 sq ft (47 sqm)
First Floor	-	1,530 sq ft (142 sqm)
Ground Floor	-	775 sq ft (72 sqm)
Lower Ground Floor	-	3,735 sq ft (347 sqm)
Total	-	6,545 sq ft (608 sqm)

(Approximate Net Internal Areas subject to measurement and verification)

Amenities

- ◆ Fully accessible raised floors
- ◆ Comfort cooling
- ◆ Striking reception
- ◆ LG7 compliant lighting
- ◆ Feature light wall
- ◆ DDA compliant lift
- ◆ Kitchen / shower facilities
- ◆ Male, female and disabled WCs
- ◆ 24 hour access



Lease

A new effectively Full Repairing and Insuring lease for a term by arrangement.

Rent

On application.

Occupation

Immediate on completion of legal documentation.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through sole agents Shaw Corporation:

Nigel Davies
T: 020 7409 0909
M: 07976 200146
E: ndavies@shawcorporation.com