



DAVIS
COFFER
LYONS

88-89 Chalk Farm Road
London NW1 8AR



Ground and Basement - New Letting

Location

Camden is a vibrant commercial and residential district in North London, famed for its markets, culture and international draw.

The area, just 1.5 miles from London's West End, is revered for its extensive range of stalls, shops, pubs, restaurants and legendary music and entertainment venues.

A mixed and vibrant area of London, Camden is a haven for alternative culture. This has created a unique atmosphere and ensured a good diversity of uses, ranging from large corporates, independent operators, and its famous markets. The area is one of the most desirable in London for many leisure and retail occupiers. Its five markets – Camden Lock, Stables, Canal, Inverness Street and Buck Street – attract more than 100,000 visitors each weekend.

Camden is an established business location – home to the second highest number of businesses in London after Westminster – and 3rd highest in the UK. The head offices of ASOS, Dr Martens, Hugo Boss and Viacom are all situated in Camden.



Summary

- Situated in vibrant Camden
- Ground and basement
- Close to underground station
- 50 bed hotel above
- Located opposite the famous Round House
- **Rental Offers invited**

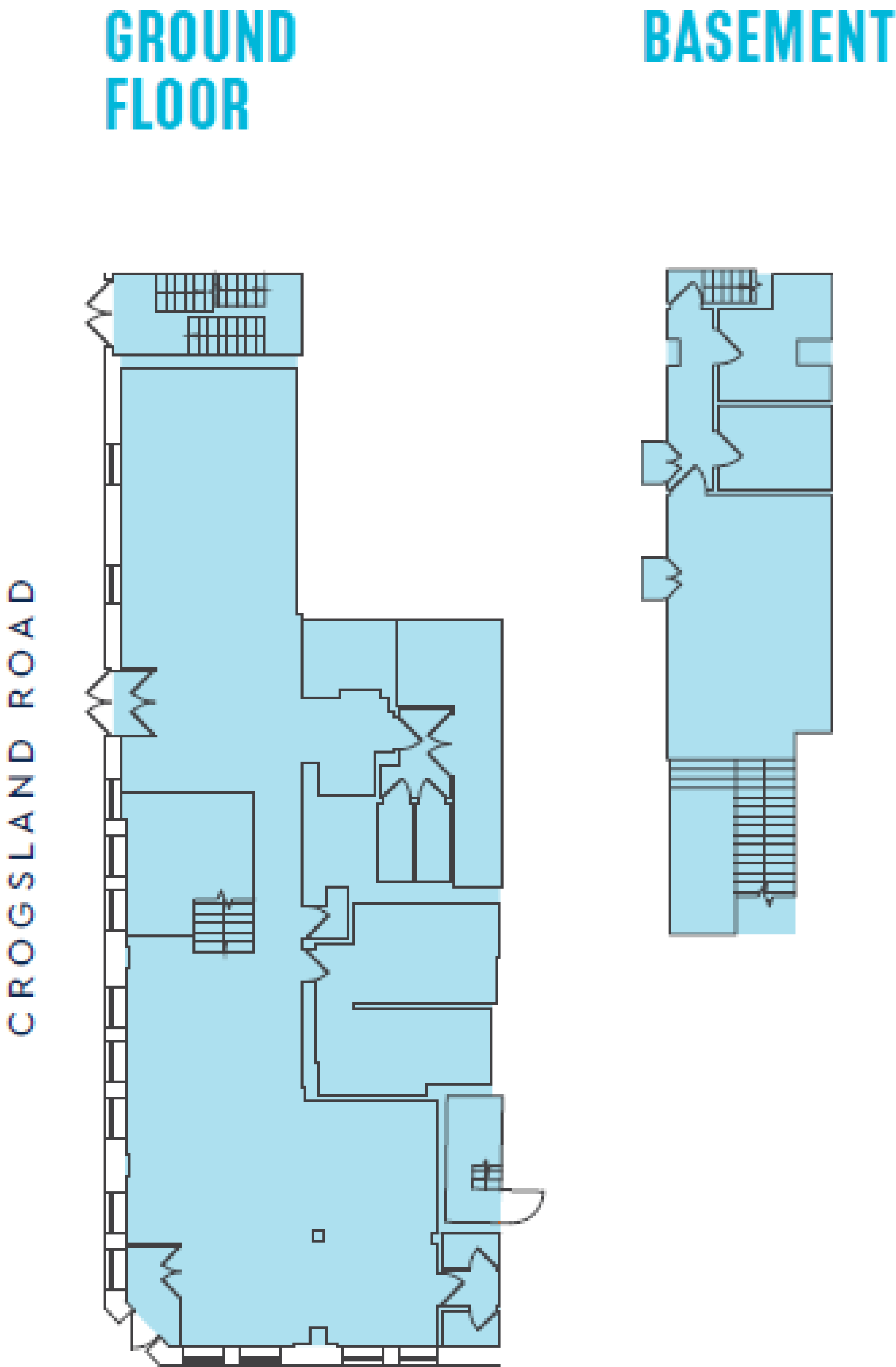
The Property

The ground floor provides Bar, the guest reception area, and a restaurant, Powerplant, complete with a commercial kitchen and a co-working space.

The basement provides further co-working areas and staff/ancillary ccommodation.

Floor Areas

Ground	2,523 sq ft	234.4 sq m
Basement	779 sq ft	72.4 sq m
Total GIA	3,302 sq ft	306.8 sq m





TERMS

Tenure

Leasehold. A new lease to be agreed.

Rent

Rental Offers Invited.

Planning

The property is located in the London Borough of Camden. The property is not listed nor within a Conservation Area.

EPC

A copy of the EPC is available upon request.

Business Rates

Confirmation of actual rates payable should be obtained from the Local Authority.

Contacts

Viewings strictly by prior appointment with sole agents Davis Coffe Lyons.



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