

CAMDEN OPPORTUNITY

**Royal College Street Arches
& 178a&b Royal College St
Camden
London
NW1 0SP**



Amazing Opportunity in Camden opposite the station entrance

TO LET

10,781 sq ft (1,001 sq m) plus yard & parking



Location

Located on the corner of Royal College Street and Camden Road, the property is situated opposite Camden Road Station (Overground) and is a short walk from Camden Town Underground Station (Northern Line). The property is prominently positioned and is visible from the station exit and is opposite Grand Union bar.

Planning

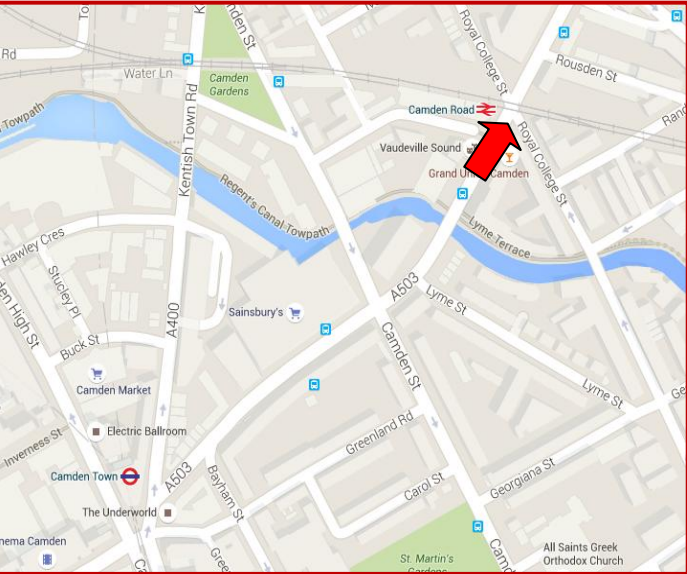
At present the units have a variety of planning consents including: A1, A3 and B1, B2 and B8 class. The first and second floors of 178A have C3 (residential) uses, however alternative uses will be considered by the landlord. The agents would be happy to discuss planning further in due course.

Rates

Rates will need to be assessed by the VOA. Interested parties are advised to make their own enquiries via the London Borough of Camden.

Legal Costs

Each party is to bear their own legal costs.



©Googlemaps

Description

A rare chance to acquire an extremely quirky set of buildings and arches which can be combined to offer endless possibilities. This is an amazing opportunity to create something truly spectacular.

The space comprises of an amalgamation of 7 arches which can link to the units on Royal College Street providing retail frontage opposite the station entrance. It is anticipated the whole will be let to one occupier however consideration will be given to carving the space up. The plan on the front page indicates the total area available (hatched indicatively in black). This has to be seen to be properly understood as it offers so much potential to create something really creative.



Current Floor Areas (approx)

Unit	Floor	Sq ft	(m ²)
178 A	Ground Floor	985	91.51
178 A	First Floor	436	40.52
178 A	Second Floor	436	40.52
178 B	Ground Floor	133	12
Arch 73	Ground Floor	1,913	178
Arch 74	Ground Floor	1,647	153
Arch 75	Ground Floor	1,485	138
Arch 76	Ground Floor	1,388	129
Arch 77	Ground Floor	1,388	129
Arch 79	Ground Floor	710	66
Arch 80	Ground Floor	260	24
Total		10,781	1,001

*The property benefits from a secure gated yard area and parking.

Terms

The property is available on new lease directly from the landlord on terms to be agreed. Offers are invited in-excess of **£40.00 per sq ft** exclusive plus VAT. Subject to planning deals will be considered. **Subject to Contract.**

EPC

An EPC will be available following vacant possession and some minor landlord works.

Grant Mills Wood and the Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property November 2016.

Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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