



TO LET/ MAY SELL

Self-contained air
conditioned offices

1,181-7,407 SQ FT

109.71-688.13 SQ M

14-15
MANDELA
STREET

CAMDEN NW1 0DU

Warehouse style offices in the heart of Camden

With an abundance of natural light, the space offers well configured open plan offices, as well as bike storage, car parking, shower facilities and WCs. The property is arranged over four floors, each suite is self contained with its own entrance and kitchen.



Wooden floors



Air conditioning



Cabled



Secure bike storage and lockers



8 person passenger lift



Excellent natural light



Car parking



Showers



Full height windows



Terraces/
Balconies



ACCOMMODATION (NIA)

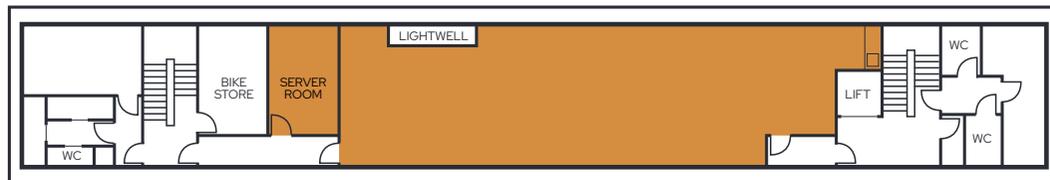
On a Net Internal Basis in accordance with the RICS Code of Measuring Practice latest edition.

Independent measurement report available on request.

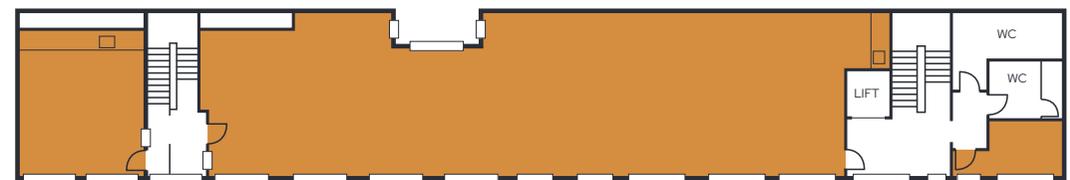
FLOOR	SQ M	SQ FT
Lower Ground	165.83	1,785
Ground *	143.53	1,545
First	229.47	2,470
Second **	149.29	1,607
TOTAL	688.12	7,407

* Includes 364 sq ft reception

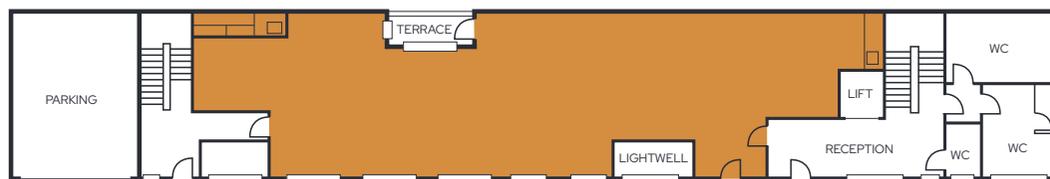
** Excludes 267 sq ft mansard area



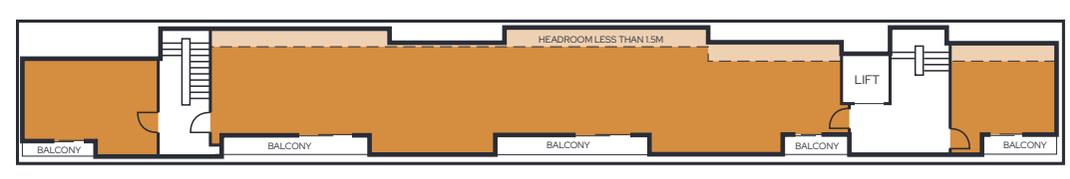
LOWER GROUND FLOOR



FIRST FLOOR

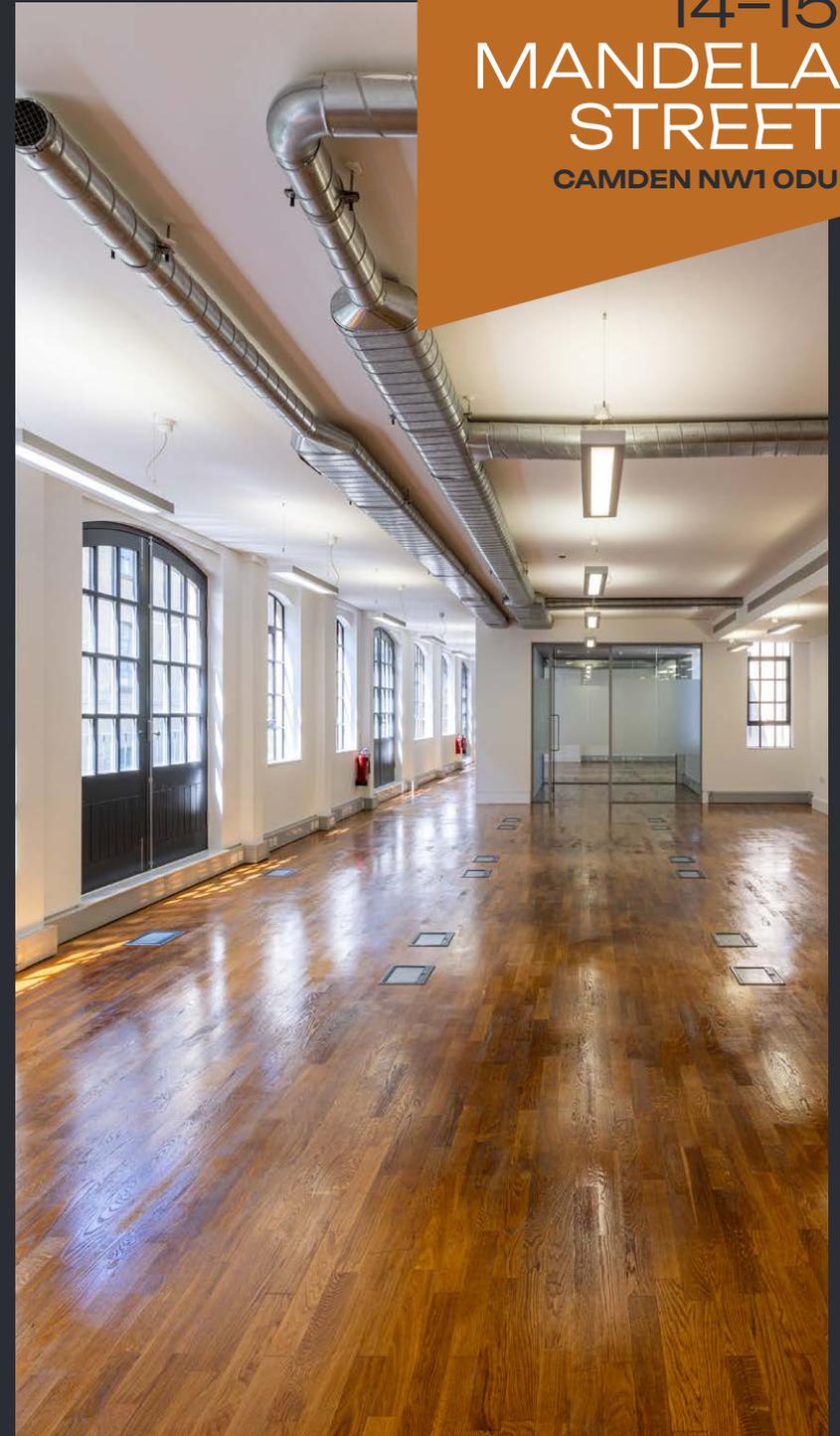


GROUND FLOOR

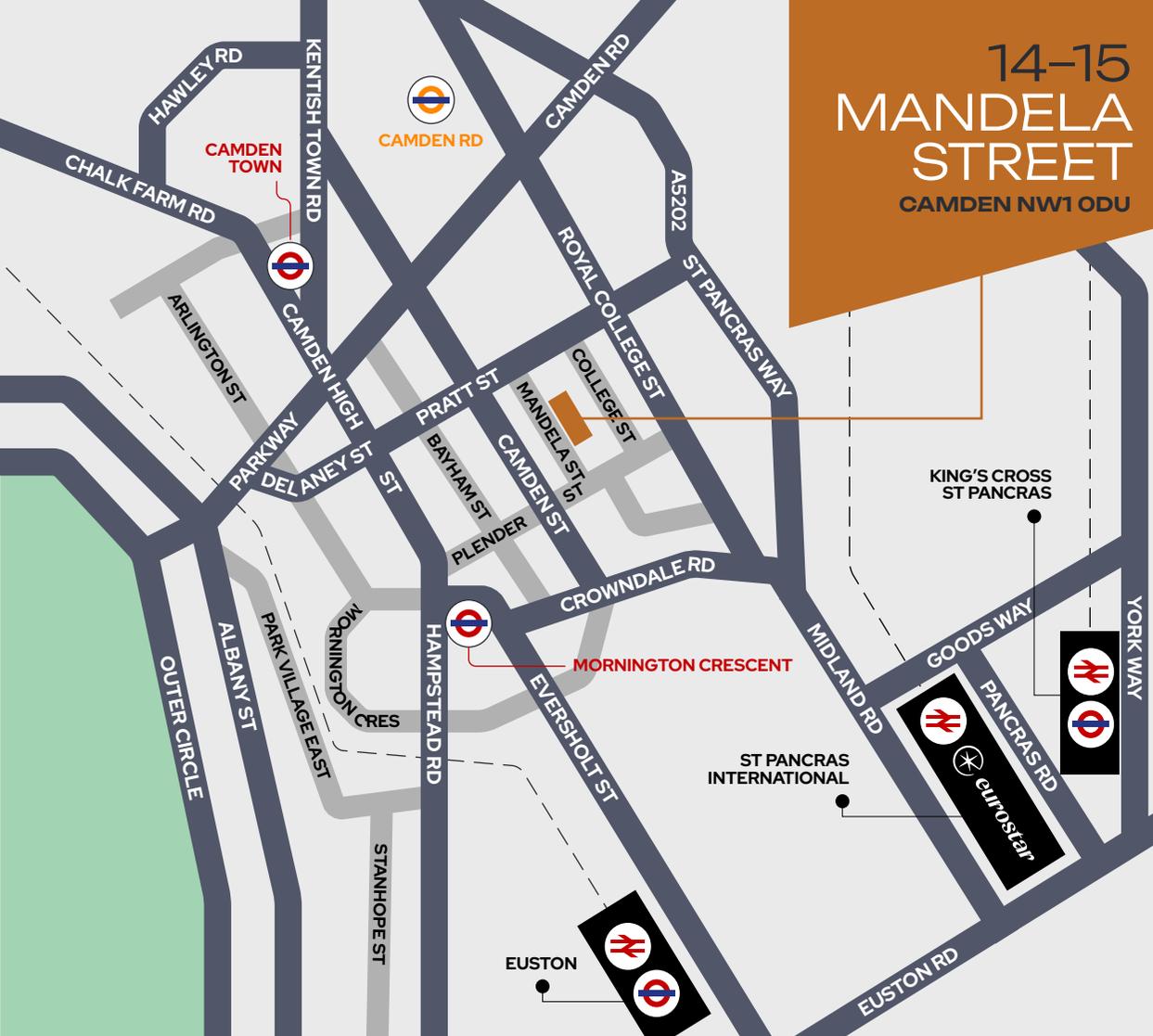


SECOND FLOOR

14-15
MANDELA
STREET
CAMDEN NW1 ODU



14-15 MANDELA STREET CAMDEN NW1 0DU



LOCATION

The building is located on the east side of the street. It is directly opposite Centro Buildings which is a hub of commercial activity and houses a café and fitness centre.

Camden Town (Northern Line), Mornington Crescent (Northern Line), Camden Road (London Overground) and numerous bus routes along Camden High Street are all within easy walking distance.

TERMS

- Lease: The entire building is available on a new lease-terms to be agreed.
- Freehold: May be available for sale-terms upon application.
- Floor by Floor: Alternatively available on a floor by floor basis depending on level of interest.
- Vacant possession of 2nd floor from July 2024 and ground floor held on a short term licence.

EPC

Rating B-27.

FOR MORE INFORMATION PLEASE CONTACT:



**Chase
Sinclair
Clark**

VANESSA CLARK

07889 164772

vanessa@sinclairclark.co.uk

JAMES CLARK

07947 449372

james@sinclairclark.co.uk

020 7462 1340
chasesinclairclark.co.uk

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