

## MODERN OFFICE SUITE TO LET



### KINGSFORD STREET, LONDON, NW5 TOP FLOOR SUITE– APPROX 590 SQ FT (54.81 SQ M)

**Location:** Situated on the border of Hampstead and Kentish Town, but also only a short distance from Chalk Farm. Kingford Street is located directly off Southampton Road, close to its junction with Fleet Road. The premises are roughly equidistant from both Hampstead Heath Network Rail Station and Gospel Oak Stations and it is a 5 minute walk to Belsize Park Underground Station (Northern Line).

**Description:** The office is situated on the second floor and is arranged as an open plan space. The suite benefits from a raised floor, suspended ceiling, air conditioning, alarm, entry phone, kitchen and reception areas. The office is exceptionally bright and airy and portrays a modern corporate image.

An early viewing of this office suite is highly recommended.

**Areas:** Second Floor          Approx 590 sq ft (54.81 sq m)

**Lease:** Available on a new FRI Lease for a term to be agreed at £1,175 per month.



**Parking:** Extra parking spaces are available at £150 per month.

**Service Charge:** We have been advised that the service charge is £68 per month.

**Electricity:** We have been advised that the electricity is approximately £135 per month.

**Business Rates:** London Borough of Camden – We have been advised that the rates payable for 2011/12 is approximately £420 per month. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £180.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **Strictly by Appointment only**  
**Via Agent Claridges Commercial – 0845 205 0007**