

LONIC

020 7486 0900
LONDON & NEW YORK

RIB
Robert Irving Burns

**“AN OASIS BETWEEN
REGENT’S PARK &
PRIMROSE HILL”
STUNNING OFFICE TO LET
4,573 SQ. FT.**

Clearwater
Yard

IONIC

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**Clearwater Yard,
35 Inverness
Street,
NW1 7HB**



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**Viewings
through
joint agents:**

Jonny Novick

jn@ionic.eu

07811 100 622

Virtual Tour - <https://my.matterport.com/show/?m=Li5fYLPUxgr&brand=0>

Ross Freedman

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07900 225 051

Elliot Simmons

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07584 437 781

Plug & Play
First Floor Available
Of RIBA Award
Winning Office
Development

FLOOR AREA	SIZE SQ. FT SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
1 ST	4,573 425	£205,785 £45.00	£82,314 £18.00	£41,157 £9.00	£329,256 £27,438

4,573 Sq. Ft.- 425 Sq. M.



**CLEARWATER YARD, 35
INVERNESS STREET, NW1 7HB**

Amenities:

- Gated courtyard accessed via an entry code
- Modern reception with concrete floor
- LED liner lighting throughout
- Daikin System air-conditioning throughout
- Raised floors
- Bolon flooring
- Communal WCs (male & female)
- Passenger lift
- Ground floor kitchenette
- Secure bike storage



LOCATION:

Located in the heart of Camden the property is a short walk from Inverness Street Market & Camden Town Underground Station.

ACCOMODATION:

This Grade A RIBA award-winning building by architects Alford Hall Monaghan Morris is entered via a private gated entrance, leading onto a landscaped courtyard & stunning reception area. The first floor is primarily an open plan suite fitting up to 70 desks, with a private office and boardroom. The whole floor benefits from an abundant amount of natural light from the floor to ceiling windows overlooking the courtyard, raised access flooring and air conditioning.

LEASE:

A new lease with terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.



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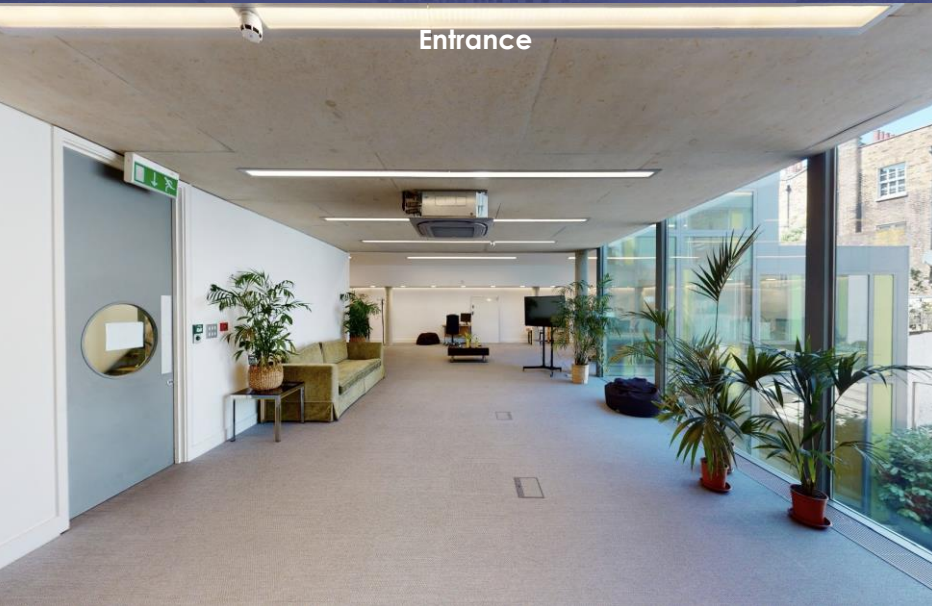
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Entrance



Open Plan Office



First Floor Meeting Room



Break Out Area

