

LONIC

020 7486 0900
LONDON & NEW YORK

RIB
Robert Irving Burns

**“AN OASIS IN CAMDEN”
STUNNING OFFICES TO LET
1,079 – 5,652 SQ. FT.**

Clearwater
Yard

Clearwater Yard, 35 Inverness Street, NW1 7HB



Viewings
through
joint agents:

Michael Firestone

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Elliot Simmons

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

Plug & Play

Part Ground & Entire
First Floors Available
Of RIBA Award
Winning Office
Development In Heart
Of Camden

1,079 Sq. Ft. - 5,652 Sq. Ft.
100 Sq. M. - 525 Sq. M.

FLOOR AREA	SIZE SQ. FT SQ. M.	PASSING RENT PA /SQ. FT.	BUSINESS RATES 2019/20 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
GROUND	1,079 100	£48,555* £45.00	£19,422 £18.00	£9.711 £9.00	£77,688 £6,474
TOTAL	5,652 525	£254,340* £45.00	£101,736 £18.00	£50,868 £9.00	£406,944 £33,912

* Net Effective Rent After Incentives



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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 leading onto a landscaped courtyard & stunning reception area. Both the Part Ground Floor & First Floor suites floors benefit from an abundant amount of natural light from the floor to ceiling windows overlooking the courtyard, raised access flooring and air conditioning. The Part Ground Floor includes a fully fitted kitchenette and the First Floor is currently open plan for up to 70 desks, private office and boardroom. . Alford Hall Monaghan Morris is entered via a private gated entrance

.LEASE:

An assignment of the existing lease, for a term expiring on 23 May 2024, with the benefit of a tenant only break on 24 May 2022. Alternatively a sub-lease is available to for a term expiring on 1 May 2022. The lease is excluded from the Landlord and Tenant Act 1954.

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Part Ground Floor Office



Part Ground Floor Kichenette



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First Floor Meeting Room



First Floor Open Plan Office

