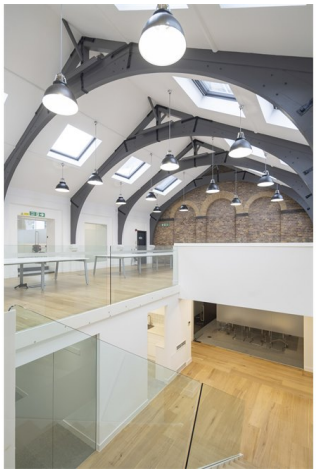


109A REGENT'S PARK ROAD



OVERVIEW

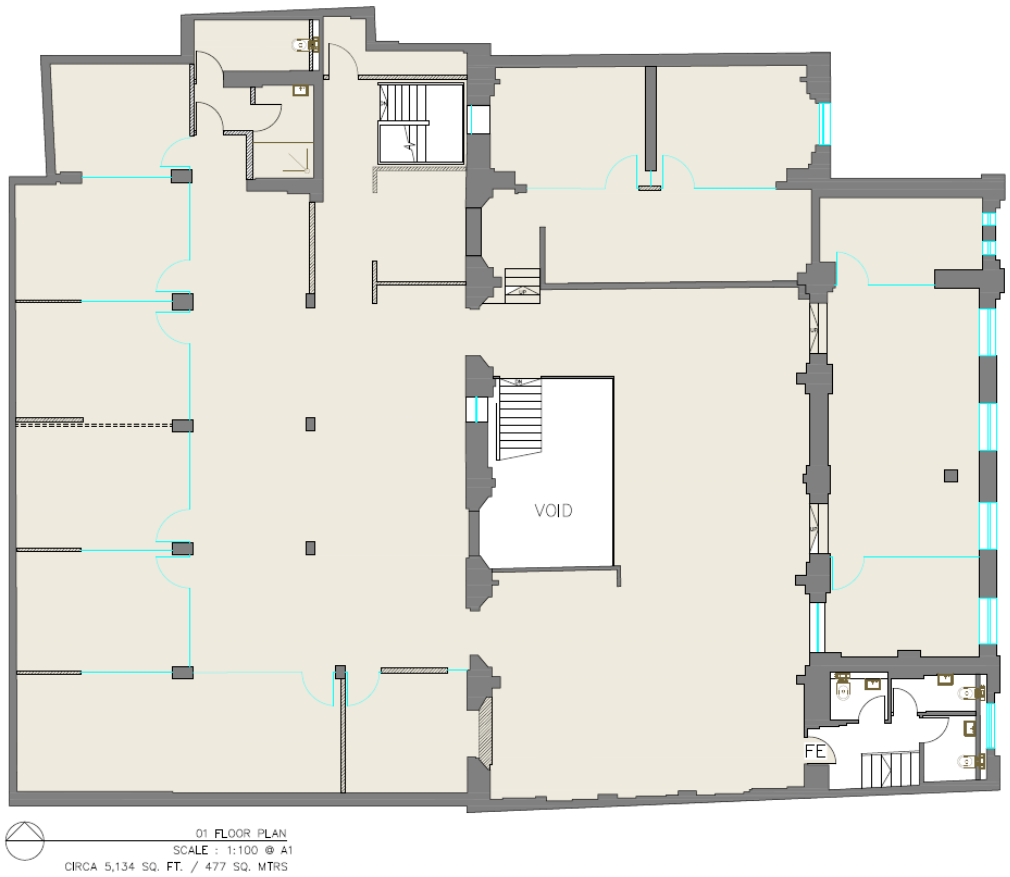
Self-contained warehouse-style office space within a converted chapel, featuring impressive ceiling heights, an existing fit out, and six dedicated parking spaces.

Available fully fitted on a short-term lease until October 2028, or on a longer-term basis by arrangement with the landlord.



AMENITIES

- Fitted out, furnished and ready to occupy
- Self-contained entrance
- Impressive floor to ceiling heights
- 6 x Car parking spaces
- Showers and bike storage
- Air conditioning
- fibre connectivity



TERMS

Flexible by arrangement

SUMMARY

Available Size	12,200 sq ft
Floor:Building	12,200 sq ft
Rent	£29.50 per sq ft
Lease	Available on a short-term lease until October 2028, or on a longer-term basis by arrangement with the landlord.
Business Rates	£22.63 per sq ft
Service Charge	£2.81
VAT	Elected

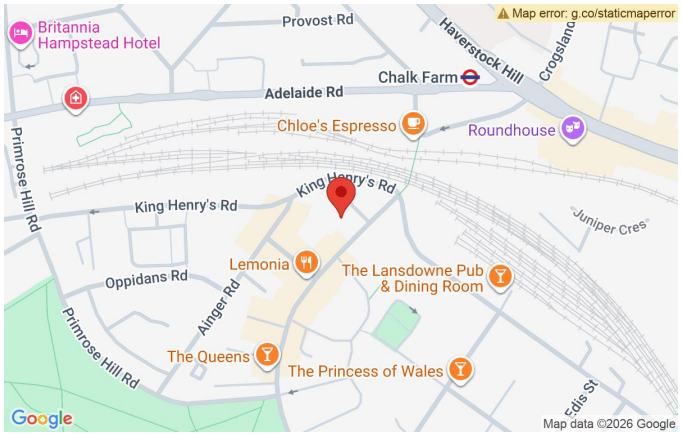
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk

+44 (0) 7917 841 891



LOCATION

109a Regent's Park Road is situated in the heart of Primrose Hill, a vibrant neighbourhood in North London. The area offers excellent transport connectivity, with Chalk Farm and Camden Town Underground stations nearby, providing access to the Northern Line.

The location boasts a charming high street lined with independent boutiques, cafes, and specialty shops.

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