

## TO LET COMMERCIAL BUILDING

392 Camden Road, London, N7 0SJ



### Contact

Jamie Johnson – 07384 115718  
jamie.johnson@rapleys.com

Richard Curry – 07876 747146  
richard.curry@rapleys.com

## Location

The property is prominently located on Camden Road and benefits from rear access from Hillmarton Road. Situated close to the junction with Parkhurst Road, the property is easily accessible via Holloway Road (A1) and from the City and West End via Caledonian Road.

Caledonian Road Station and Tufnell Park Station are the nearest underground stations approximately 0.5 miles from the property providing easy access into central London. National Rail major stations Finsbury Park and Kings Cross are also within easy reach. The surrounding area is mixed commercial and residential in character and a major redevelopment is underway opposite the property which will deliver 985 new homes.

## Description

The property comprises a self-contained vehicle repair workshop, benefiting from two workshop areas, customer reception and ancillary space at ground floor. The property also has the advantage of first floor office space and additional storage.

Access via two side-folding concertina shutter doors from Camden Road and Hillmarton Road, the property benefits from an eaves height of approximately 3.1m .

## Terms & Tenure

The property is available by way of a new lease for a term of years to be agreed. We are quoting £20 per sq ft.

## Energy Performance

Energy Performance Asset Rating  
- E

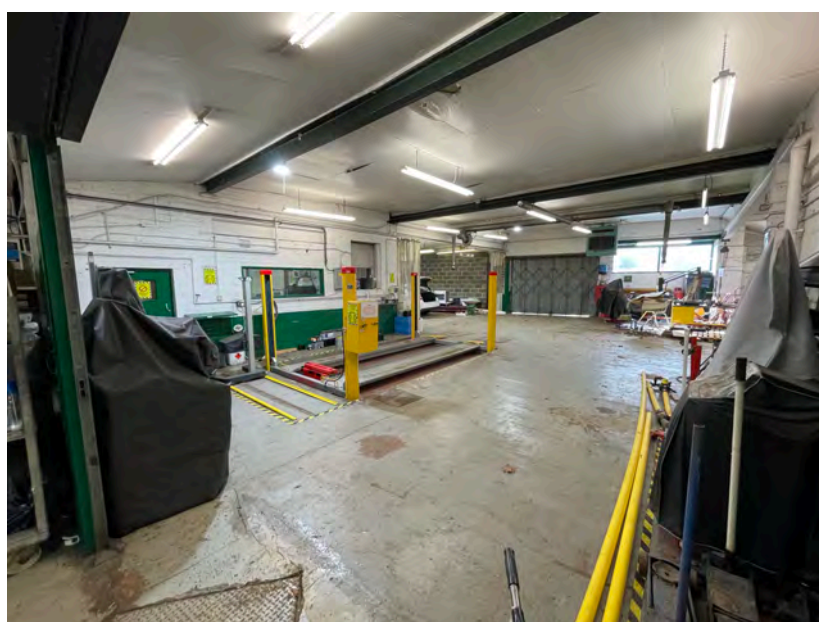
## Rating

We are advised that the Rateable value for the property is £59,500 and the UBR for 2023/24 is 51.2p.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates) ([www.gov.uk](https://www.gov.uk))

- Prominence to Camden Road
- Access from Camden Road and Hillmarton Road
- Forecourt parking
- Self contained with 2 loading doors
- Good natural light





Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	818.48	8,810
1 <sup>st</sup> Floor	147.16	1,584
Total	965.64	10,394
	Hectare	Acre
Total Site Area	0.098	0.24

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Planning

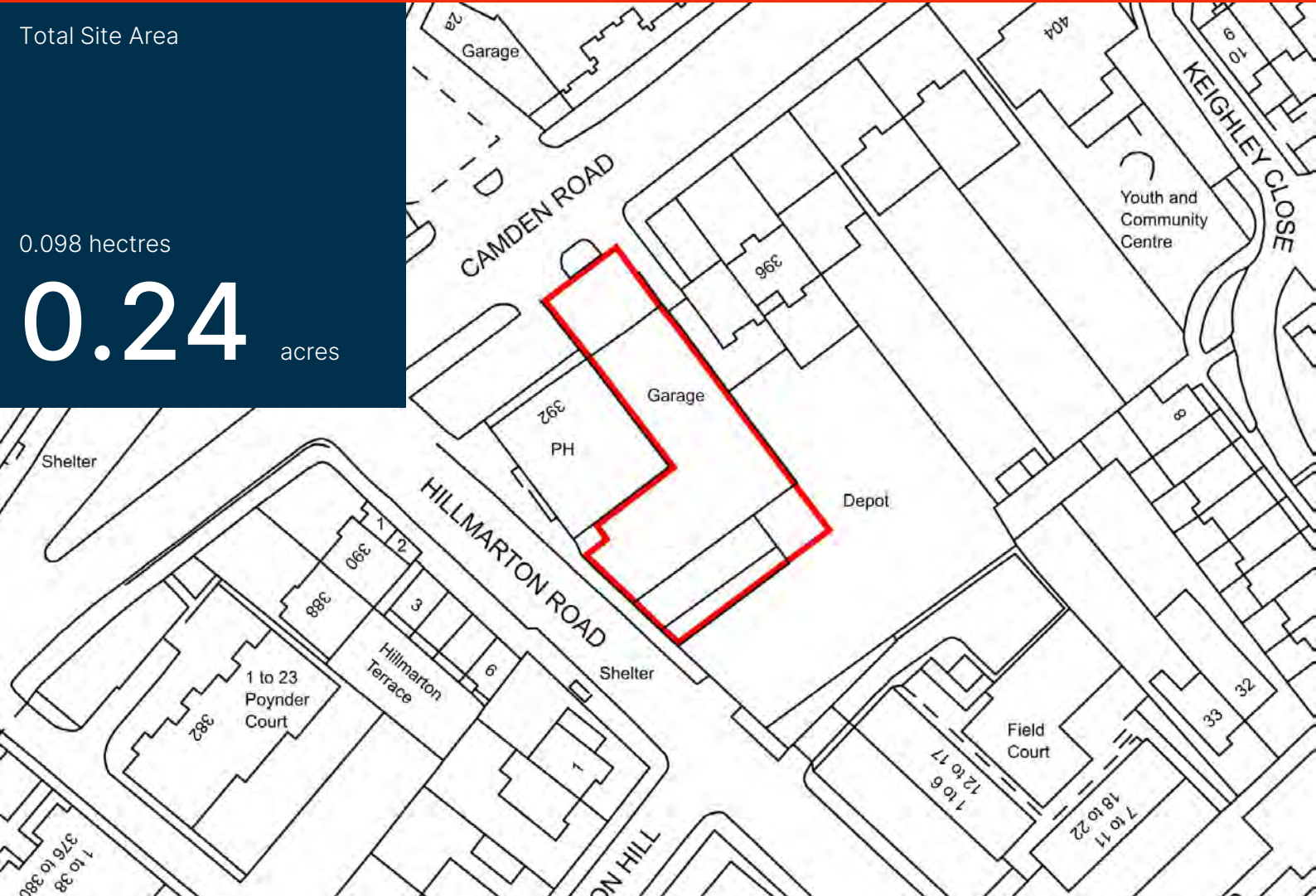
We are advised that the Use Class of the property is B2 General Industrial, however, alternative uses within Class E(g) and B8 would be considered, subject to planning. Interested parties are advised to make their own enquiries with the Local Planning Authority.



Total Site Area

0.098 hectares

0.24 acres





For further details contact:  
Jamie Johnson – 07384 115718  
[jamie.johnson@rapleys.com](mailto:jamie.johnson@rapleys.com)  
Richard Curry – 07876 747146  
[richard.curry@rapleys.com](mailto:richard.curry@rapleys.com)

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.  
Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.  
Misrepresentation Act: These particulars are produced in good faith and believed to be  
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their  
accuracy and they are not intended to form any part of a contract. No person in the  
employment of Rapleys or their joint agents has authority to give any representation or  
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These  
particulars were produced in October 2023.

[rapleys.com](http://rapleys.com)  
0370 777 6292

**RAPLEYS**