

129-131  
ALBERT  
STREET

CAMDEN  
LONDON NW1 7NB

FREEHOLD BUILDINGS BEING SOLD  
WITH VACANT POSSESSION  
GIA 21,086 SQ FT / NIA 13,378 SQ FT





## THE BUILDINGS



The property is a campus of buildings comprising an early Victorian townhouse and a Victorian warehouse, connected by a recently built link block.

There is a small area at the rear which provides parking for up to two vehicles via an access off Parkway.





CAMDEN  
ROAD

CAMDEN  
MARKET

CAMDEN  
LOCK

REGENT'S  
CANAL

CAMDEN  
TOWN

THE  
ROUNDHOUSE

ST. PANCRAS  
INTERNATIONAL

KINGS CROSS  
ST. PANCRAS

THE  
SHARD

EUSTON  
STATION

129-131  
ALBERT  
STREET

THE  
CITY  
KINGS  
CROSS

HOLBORN

COVENT  
GARDEN

CAMDEN

129-131  
ALBERT  
STREET







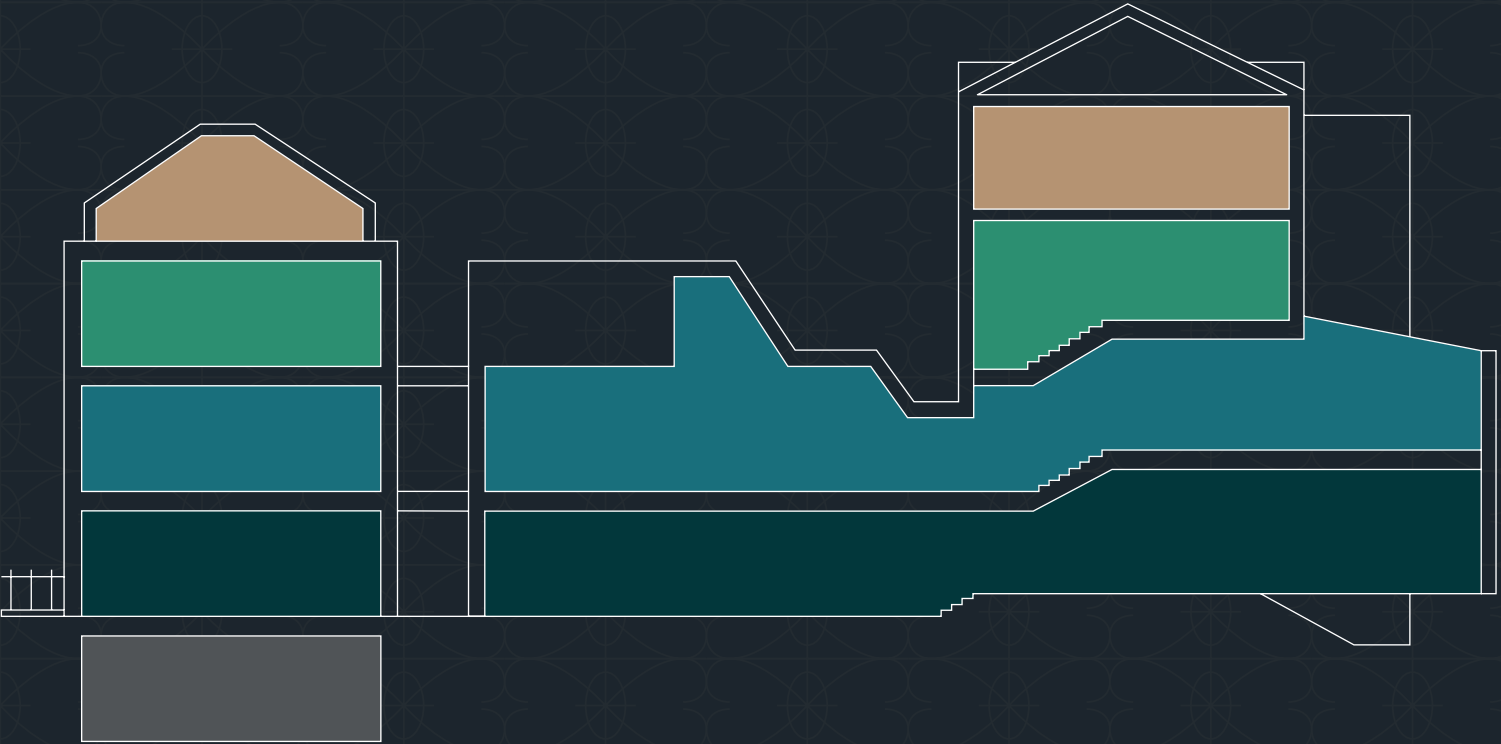


ACCOMMODATION

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Floor	GIA		NIA	
	sq m	sq ft	sq m	sq ft
Third	334.5	3,600	154.1	1,659
Second	327.6	3,526	233.9	2,518
First	562.5	6,055	389.3	4,190
Ground	666.6	7,175	453.2	4,878
Lower Ground	67.8	730	12.4	133
Total	1,959.0	21,086	1,242.9	13,378

There is potential to increase the NIA by rationalising and adding space, subject to planning.













# ACCOMMODATION

## Ground Floor

GIA: 666.6 sq m / 7,175 sq ft      NIA: 453.2 sq m / 4,878 sq ft



## First Floor

GIA: 562.5 sq m / 6,055 sq ft      NIA: 389.3 sq m / 4,190 sq ft



For indicative purposes only. Not to scale.      Measured for NIA      Core / Ancillary

Lower Ground floor plan not included

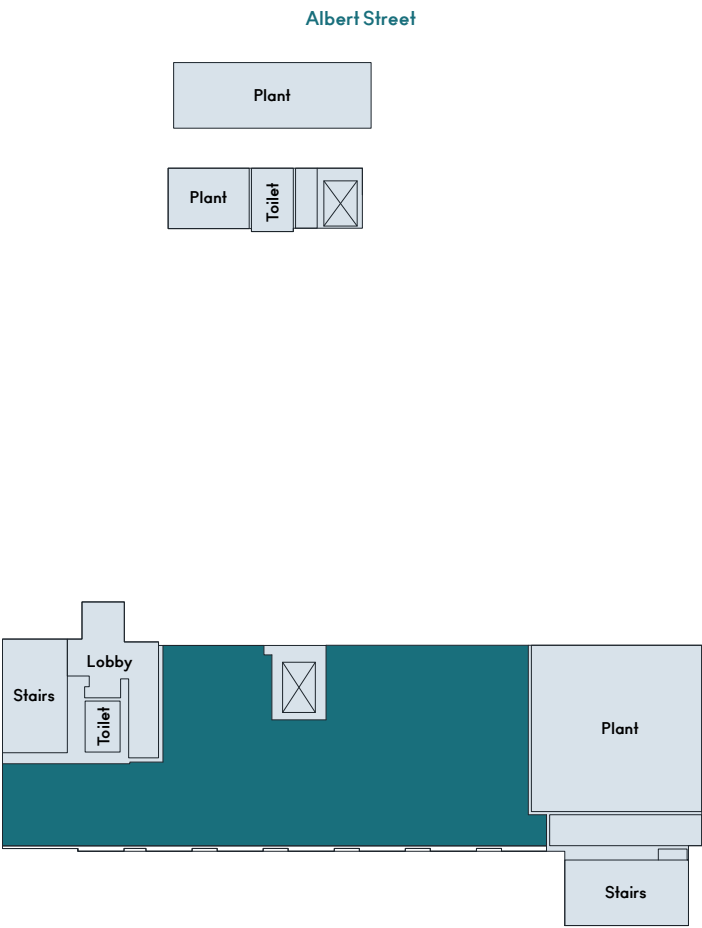


# ACCOMMODATION

**Second Floor**      GIA: 327.6 sq m / 3,526 sq ft      NIA: 233.9 sq m / 2,518 sq ft



**Third Floor**      GIA: 334.5 sq m / 3,600 sq ft      NIA: 154.1 sq m / 1,659 sq ft





LOCATION

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The property is located on Albert Street close to the junction with Parkway and surrounded by a number of retail and restaurant units.

The property is a short walk to Camden Lock and Regents Canal, Camden Market and the Roundhouse. Camden Town Underground Station (Northern Line) is a two minute walk, with Camden Road Station (London Overground) a seven minute walk.



CONNECTIVITY



Camden Town	Camden Road	Mornington Crescent	Kentish Town West	Euston
2 MINS	7 MINS	7 MINS	15 MINS	15 MINS

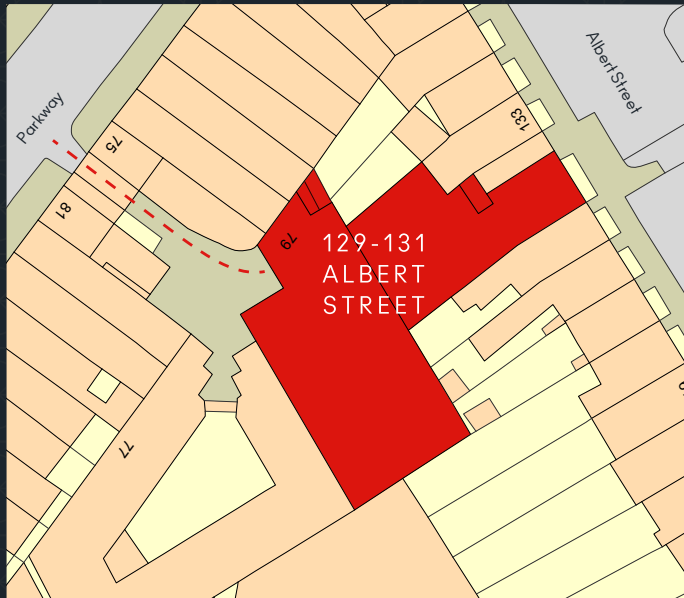
Journey times from the building in minutes. Source: TFL.




## TENURE

Freehold with vacant possession.

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 For indicative purposes only. Not to scale.  
-- Right of way

## PLANNING

The property benefits from a Class F1 planning consent. Other uses are possible subject to planning.

## PRICE

Upon application.

## RATES

The property has an RV of £90,000 with the UBR for the financial year 2023/2024 of £0.512.

## LEGAL COSTS

Each party to bear their own costs in this transaction.

## VAT

The property is opted to tax and VAT is payable on the purchase price.

## CONTACT

To arrange a viewing please contact the sole selling agents:

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