

PROPERTY PARTICULARS

TO LET

Unit 23, 43 Carol Street Camden Town NW1 0HT

Planning Class E – COMMERCIAL, BUSINESS & SERVICE



Camden Charities and Not-For-Profit organisations may qualify for reduce rent IRO £10,000 p.a.



Space

Gross internal area (inc. WC's)

1,304 sq ft made up of

- **Main space** 739 sq ft
- **Ancillary (kitchen and office)** 156 sq ft
- **Storage (Mezzanine, office store and small room)** 274 sq ft

Charities and Community Organisations (only) are welcome to apply for a large mainly open plan workshop, studio or day centre, suitable for a number of uses and capable of sub-division by way of folding doors. The space benefits from open plan commercial kitchen, small office, 2 x WC's, laundry room, treatment room and mezzanine storage. An additional storage room within the main complex of workshops will also be included

Terms

Voluntary and Community Priority Letting

Camden Council are prioritising applications from not-for-profit organisations, such as CIOs, CIC's, Community Benefit Society and Charities, where the charity is incorporated.

Main Terms

Leases between 3-20 years. Tenant may be eligible for a 50% rent discount, subject to qualifying. Rent review to market 5 yearly or RPI. Tenant responsible for internal repairs and building compliance. Landlord remains responsible for structure and high value M&E repairs. Lease is contracted out of the 1954 Landlord and Tenant Act. No assignment. Limited subletting permitted with landlord consent.

Outgoings

Rent IRO £20,000 pa. Not-for-Profit organisations with turnover under £2m may qualify for a 50% discount IRO £10,000

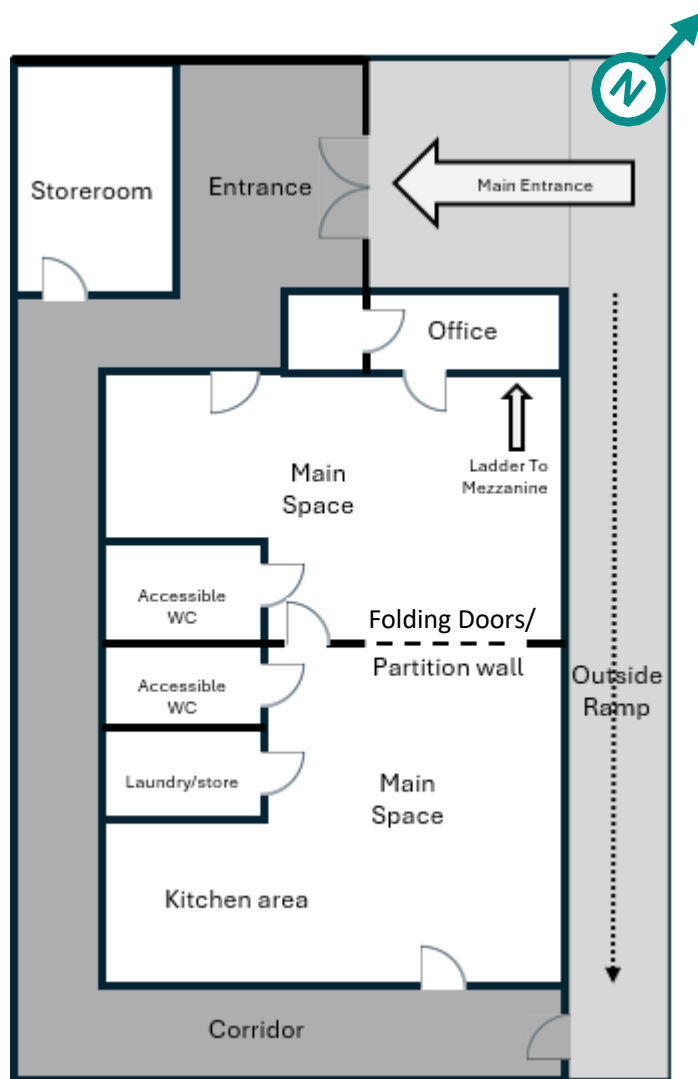
Service Charge Annual services charges are expected to be around £3.50-4.00 psf.

Business Rates Charities will be eligible for a mandatory 80% discount on business rates. Camden rarely awards full discount.

Further Info

The Carol Street workshop was formerly occupied by a charity supporting people with learning difficulties. It is a good space for a range of community organisations inside the planning category E. The space has lots of natural light and character pitched roof. Heating system is gas. Both toilets are fully accessible to people with mobility issues. The mezzanine above the small office is accessible by a ladder, previously used for storage. The building has use of another small store room in the main building and is accessible through the corridor. Other benefits of the building are the use of the communal outside space and the other facilities in the building. The service charge is inclusive of lighting and heating of the communal areas etc. Entrance is either through the buildings main entrance, through the ramp to side door.

Floorplan



Energy Rating **D 87**

NOT TO SCALE
For Illustrative Purposes Only

How to Apply

Charities and community groups interested in the premises need to complete an *expression of interest* form. These forms are available from CVS@camden.gov.uk. In the expression of interest form you will be asked how you will use the building and asked to give some information about your organisation and the benefits to Camden. From the expression of interest we will contact organisations we think are a good fit for the space and the community. By completing the expression of interest you are not obliged to take a lease, nor is the council obliged to offer you a lease.

Open Viewings – Wednesday 3rd July 10-1pm

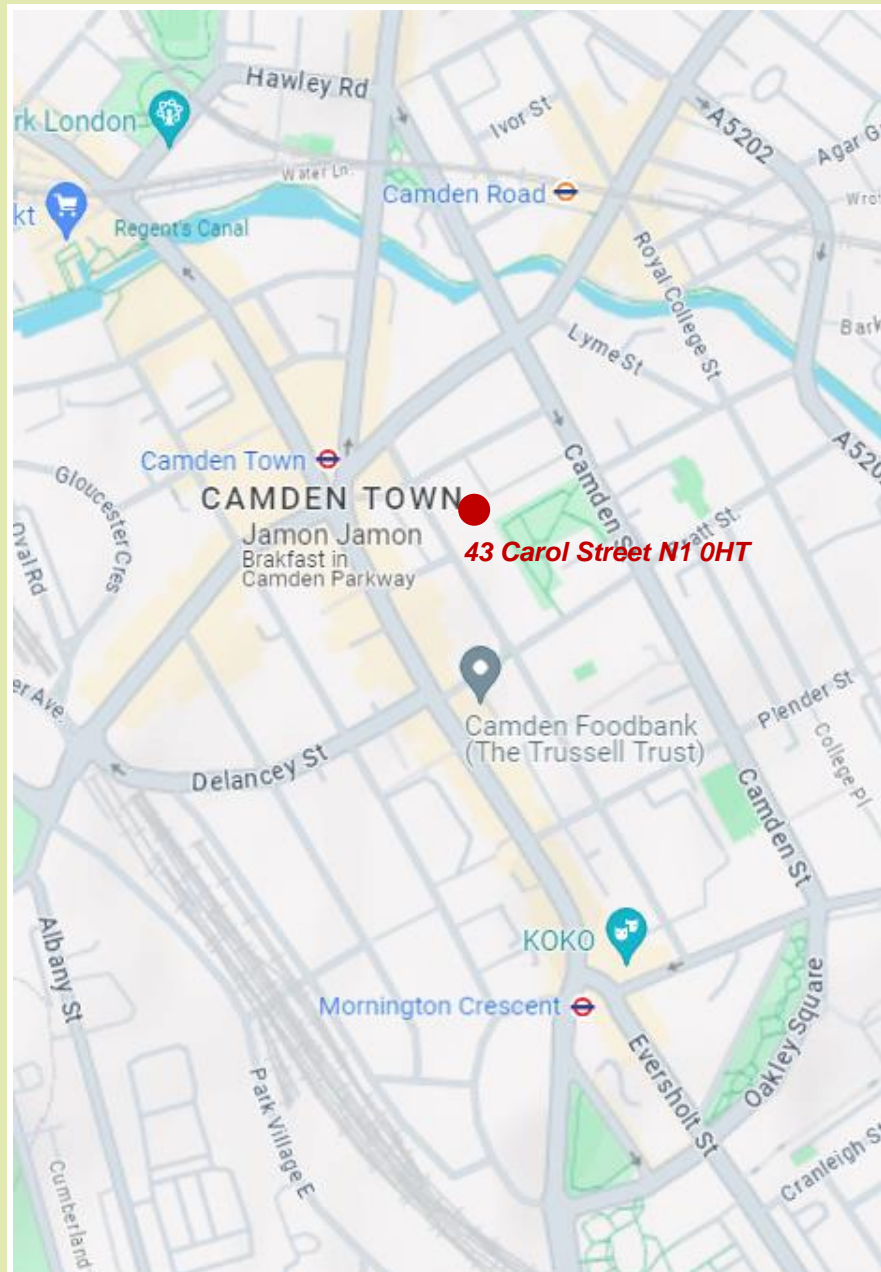
If you wish to discuss the property please contact the Community Partnerships team on CVS@camden.gov.uk

Location

The Carol Street Workshops are extremely well located, close to the very heart of Camden Town. Only a short walk from Camden Town Underground Station they benefit from excellent train and bus links throughout the borough, to central and the wider London area.

Also good links to Euston and King's Cross rail Stations

Carol Street is a quiet road; home to several creative companies. The workshops accommodate many independent creative and maker businesses including music, photography and pottery studios, jewellery and cosmetic workshops and professional occupiers such as architects.



Legal Notices

Subject to Contract & the Council's Standard Conditions and Lease Terms

MISREPRESENTATION ACT 1967 & PROPERTY MISEDSCRIPTION ACT 1991. The London Borough of Camden give notice that: The particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the London Borough of Camden. All descriptions, dimensions and other particular are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of the London Borough of Camden has any authority to make or give representation or warranty whatever in relation to these properties.

DATA PROTECTION ACTS 1984 & 1998 : The information provided by you is confidential, however we may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

