



**MORNINGTON CRESCENT,
LONDON NW1**

**EXCELLENT
NEW CORNER RESTAURANT
TO LET**

**COBDEN JUNCTION
GREATER LONDON HOUSE**

Location: The property occupies an excellent corner position at the junction of Mornington Crescent and Hampstead Road, with Camden High Street nearby. Mornington Crescent tube station (Northern line) is directly opposite. The building sits next to Greater London House (3500 office workers), Camden's premiere office building, with occupants such as WPP, ASOS, British Heart Foundation & Revlon. Nearby occupiers include Costa Coffee, Sainsburys, Boots, Savers, Argos, Pret, Kokos and La Patagonia.

Description: This newly created contemporary building, is arranged over ground and first floors, with the benefit of extensive outdoor terraces and landscaping. Internally the unit benefits from modern open plan space with provision for extract already installed and there is space allocated underground for plant and condensers. Externally the property will be delivered with a Portland stone façade, fineLine double-glazed windows (stretching over both levels and 6.8 metres high) and porcelain stone terraces. The unit will benefit from the following approximate floor areas:

Ground Floor Internal	1,378 sq ft	128 sq m
Ground Floor Terrace	1,722 sq ft	160 sq m
First Floor Internal	764 sq ft	71 sq m
First floor external	490 sq ft	45.5 sq m
Total Area	4,354 sq ft	404.5 sq m

Tenure: A new lease by arrangement.

Rent: £125,000 per annum exclusive of rates, service charge & VAT.

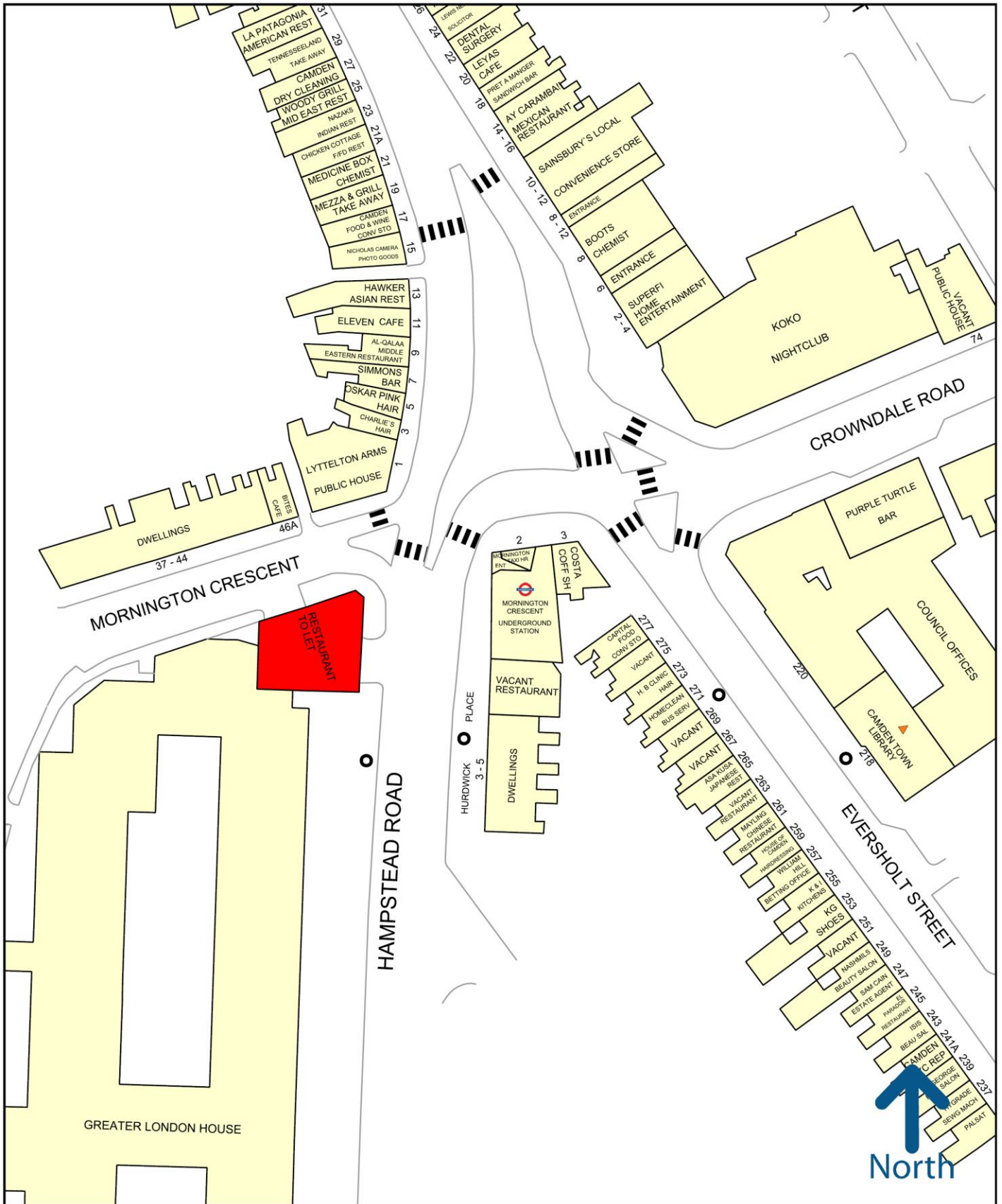
Planning: The property benefits from A3 use. Consented opening hours are 7am to 12 am Monday to Saturday, 7am to 11.30 pm on Sundays & Bank Holidays. Consented hours for outdoor dining are 7 am to 11 pm Monday to Saturday & until 10.30 pm on Sundays and Bank Holidays.

Possession: Estimated to be February 2016.

Viewing: Strictly by prior appointment through joint sole agents:

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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