

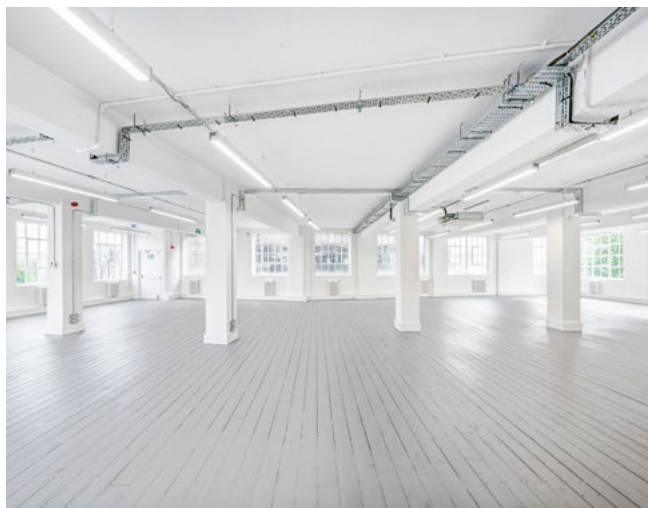
12 OVAL ROAD

2,540-5,080 SQ FT AVAILABLE TO LET

CAMDEN
WORKS

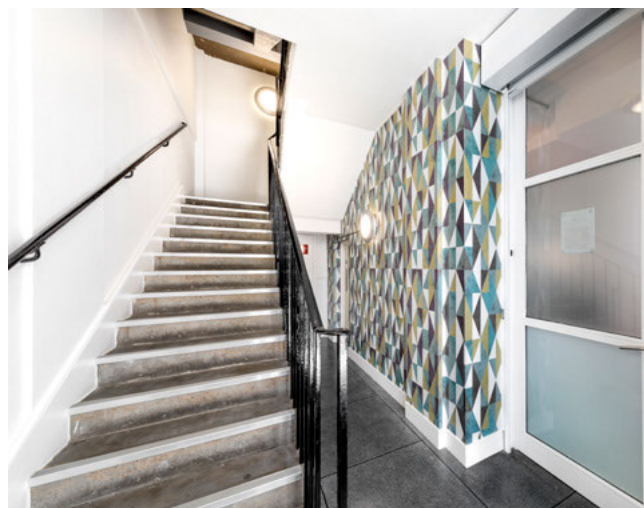
AN ILLUMINATED CREATIVE ENVIRONMENT

A contemporary art deco warehouse with office floors refurbished to a high-level specification, to meet the needs of the modern occupier.













CAMDEN WORKS

12 Oval Road is located within the 'Camden Works' collection of office buildings under the same ownership and management. Located on a leafy Road a moments' walk away from vibrant Camden High Street, Primrose Hill and Regents Park.



SPECIFICATION

-  Warehouse-style space
-  Excellent natural light
-  Comfort cooling
-  New LED lighting
-  Wooden floors
-  Perimeter trunking
-  WCs
-  Manned security
-  Onsite car parking
-  Bicycle parking

ACCOMMODATION

Floor	Sq Ft	Available
2nd	2,540	Now
1st	2,540	Q4 18
Total	5,080	-



TERM

New flexible leases for a term by arrangement.

EPC

Currently under survey.

RENT

Upon application.

TRIYOGA

An amenity on the doorstep, well-known Yoga brand - Triyoga. Find out more about their offering via their website: www.triyoga.co.uk



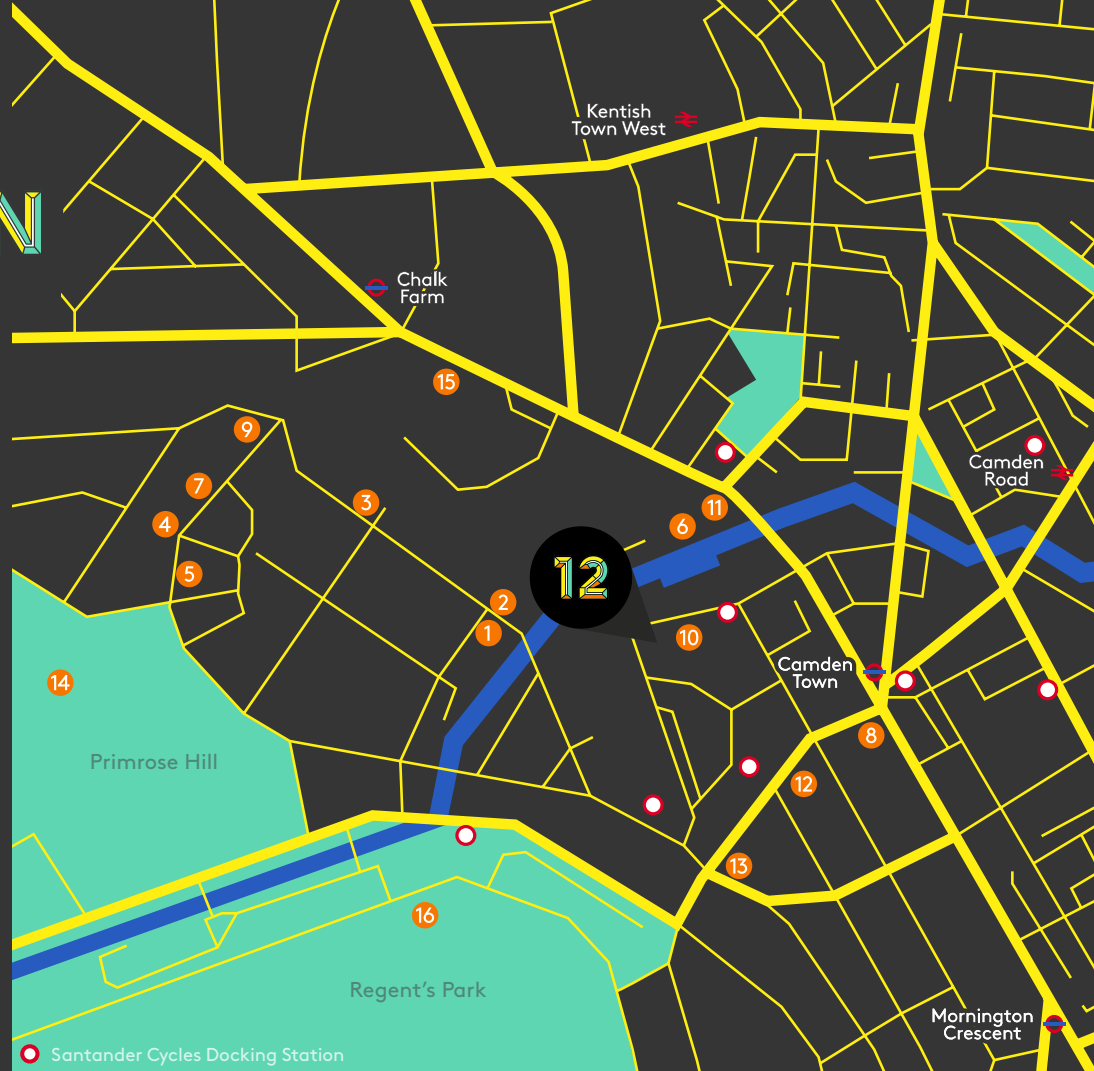
LOCATION

FOOD & BEVERAGE

1. The Engineer
2. Michael Nadra
3. The Lansdowne
4. Oka
5. Odette's
6. Kerb Camden
7. Lemonia
8. The Jazz Café

RETAIL & LEISURE

9. Cowshed Spa
10. Tri Yoga
11. Camden Lock Market
12. Wholefoods Market
13. York & Albany Hotel
14. Primrose Hill View Point
15. Roundhouse
16. London Zoo



Average walking times to 12 Oval Road from each local underground/rail station as provided by Transport for London, 2018.



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