DUNN'S HAT FACTORY, 106-110 KENTISH TOWN ROAD NW1

1,610 – 14,984 SQ FT

EDWARD CHARLES & PARTNERS W 1
CHARTERED SURVEYORS

NEWLY REFURBISHED OFFICE FLOORS TO LET

Dunn's Hat Factory has been comprehensively refurbished to provide quality Grade A accommodation, presenting a new façade, common parts and office floors with industrial style finish.

Comprehensive Cat A refurbishment	Raised access floor	Showers	New feature LED lighting	Restored facade
New reception	Bike racks	Exposed VRF air conditioning	Passenger lift serving all floors	Refurbished WC's

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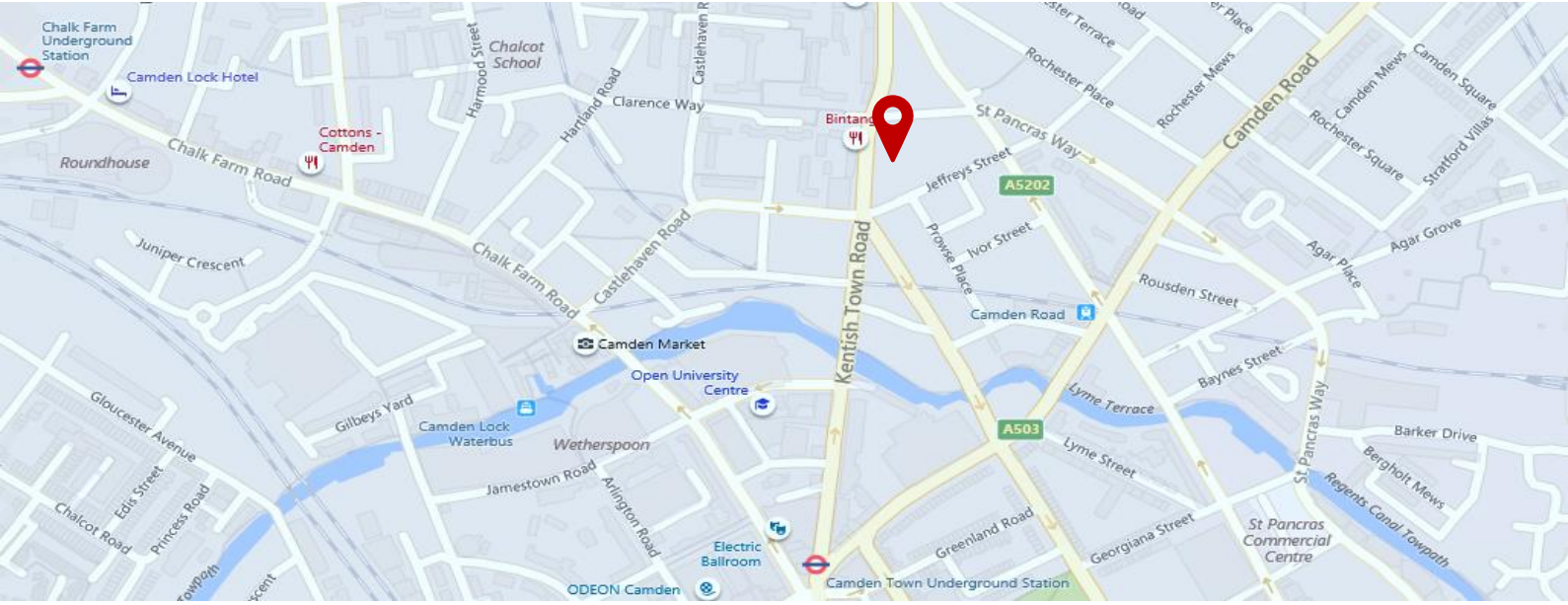
Tel. 020 7009 2300 | Email. office@edwardcharles.co.uk | Web. www.edwardcharles.co.uk



LOCATION

The property is prominently situated on the east side of Kentish Town Road and close to its junction with Royal College Street. The office benefits from a range of transport routes available with accessibility to the West End and beyond.

TRANSPORT

Camden Town (8 min walk) Northern Line

Chalk Farm (13 min walk) Northern Line

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Part 4th	4,197	£52.50	C.£10.80		Available
1st floor	7,226	£52.50	C.£10.41		Q4 19
Ground Rear	1,951	£47.50	C.£7.87		Q4 19
Ground Front	1,610	£47.50	C.£7.87		Available
Total	**14,984 sq ft**	–	–	C.£7.50	–

TENURE Leasehold

LEASE New leases available for a term by arrangement direct from the Landlord.

WEBSITE The Hat Factory, Camden

EPC C

VIDEO LINK Dunn's Hat Factory

VIEWING

Strictly by appointment through landlord's joint sole agents:

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