

10 JAMESTOWN ROAD

CAMDEN **NW1 7BY**

SELF-CONTAINED BUILDING -14,005 SQ FT

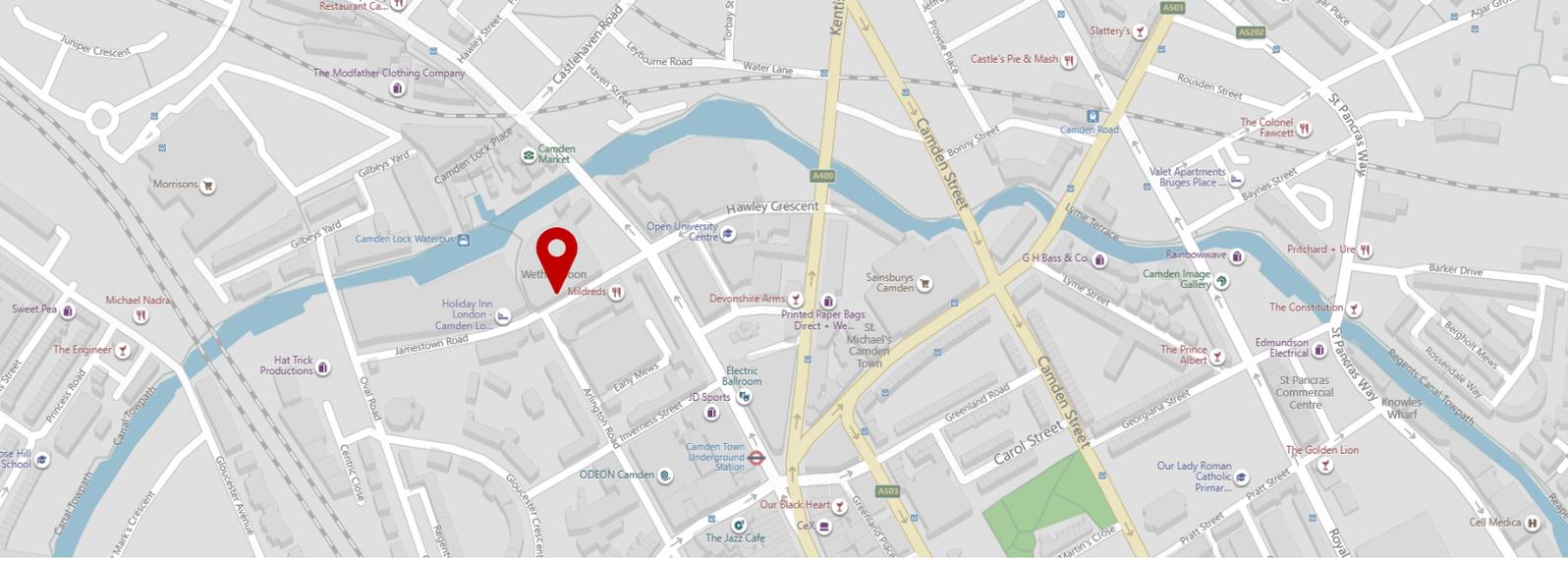
EDWARD CHARLES
& PARTNERS **W 1**
CHARTERED SURVEYORS



MODERN, SELF-CONTAINED MEDIA STYLE OFFICES...

10 Jamestown Road, is a modern building with self-contained offices arranged over ground-2nd floors with residential accommodation above. The reception is to be refurbished and offers fitted meeting rooms, kitchenette & break out area. The office floor plates on 1st & 2nd floor are extremely efficient and will be offered in an open plan arrangement.

To be redecorated	Self-contained entrance	Air-conditioning	LG7 Cat II Lighting	Wooden Floors	Good natural light
Dedicated reception	Fitted meeting rooms (ground floor)	Fibre in building	WCs per floor	Shower & changing room	Secure cycle storage



LOCATION

Located just off Camden lock and Camden High Street, on the Northern side of Jamestown Road.

Camden Lock is on your doorstep and has a wonderfully diverse range of food & beverage, entertainment, retail & leisure amenity to offer occupiers.

TRANSPORT

Camden Town Underground Station (2 min walk)
Northern Line

Camden Road Station (8 min walk) Overground

Kings Cross Travel Times
Cycle Santander hire bike (10 mins)
Bus 214 (12 mins)
Tube - Northern Line (14 mins)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
2 nd	4,803				
1 st	5,783				
Ground	3,419				
Total	14,005 sq ft	£57.50	C.£16.10	C.£3.50	NOW

TENURE Leasehold
LEASE Available by way of a new flexible lease for a term by arrangement direct from the Landlord.

EPC TBC
OTHER Available on completion of legal' s.

VIEWING

Strictly by appointment through the lessor's sole agents:

Edward Charles & Partners
020 7009 2300

Ian Bradshaw
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