



RIB

ROBERT IRVING BURNS

212

212 REGENTS PARK ROAD

LONDON | NW1 8AW



3D
TOUR



TO LET

An Exciting Opportunity to be Part of the Roundhouse Development in a Creative and Unique Office Space

FIFTH FLOOR

4,194 SQ. FT. /389.64 SQ. M.

1,655 SQ. FT. (153.75 SQ. M.) – **PART A**

2,539 SQ. FT. (235.88 SQ. M.) – **PART B**

4,194 SQ. FT. (389.64 SQ. M.) – **WHOLE**



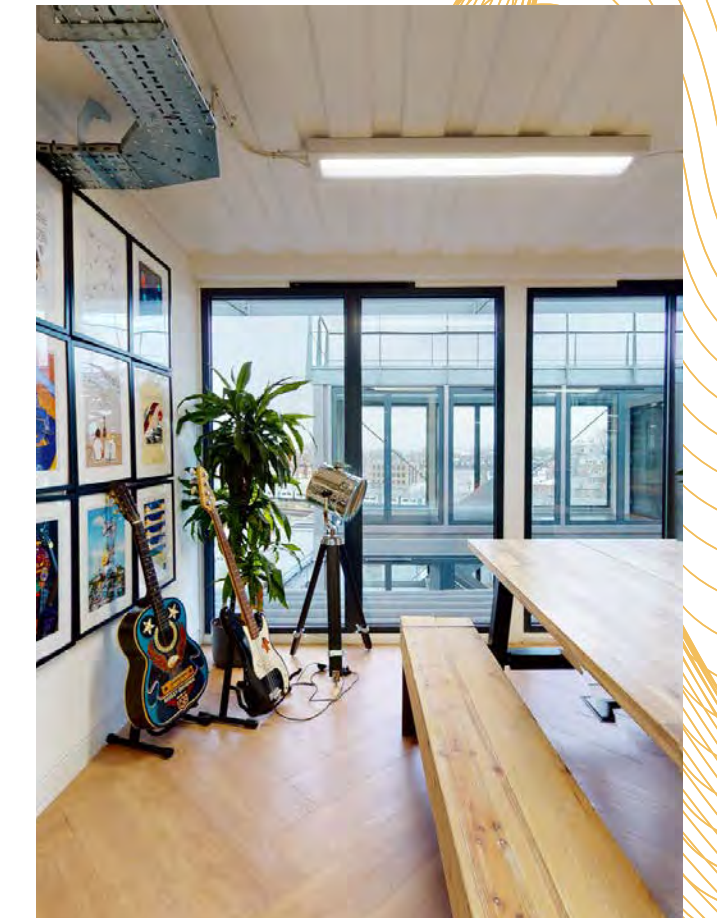
Description

This floor offers an exciting opportunity to be part of the iconic Roundhouse development.

The building is approached off of Regents Park Road with a minimalist entrance providing 24 hour security/concierge. The fifth floor of this modern modular building provides creative office space that has been fitted to a high standard. It is situated around a central staircase and benefits from full height windows on three sides that provide excellent natural light. The floor opens onto an outdoor amenity terrace which offers spectacular views across London.

The floor is fully fitted with AC (comfort cooling) 4 x meeting rooms (1 boardroom), Fibre provision, shower, WCS, including a DDA WC, fully fitted kitchen with break out space and also two terraces.

212 REGENTS PARK ROAD





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Summary Specification

- Internet (1GB/1GB Fibre Circuit Line)
- Fantastic Natural Light
- Fitted Steel Kitchenette
- Air Conditioning (Comfort Cooling)
- Passenger Lift
- Fantastic Views Over Camden & London
- Break Out Space
- 2 x Male WCs
- 2 x Female WCs
- 2 x Shower Facilities (with single WCs)
- Part Timber Flooring
- 4 x Meeting Rooms (1 Boardroom)
- 2 x Private Balconies
- Bike Racks



KITCHEN BREAKOUT AREA



BREAKOUT TABLES



PRIVATE OFFICE WITH TERRACE



PRIVATE BALCONY OVERLOOKING THE ROUNDHOUSE

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KITCHEN BREAKOUT AREA

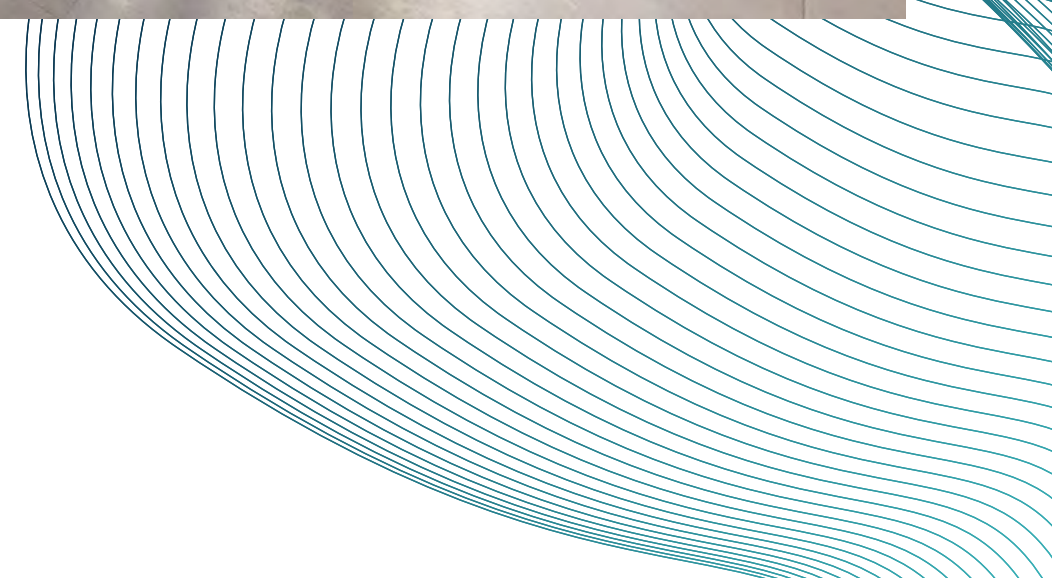


SECONDARY MEETING ROOM



SECONDARY MEETING ROOM

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Location

Nestled between London's upmarket Primrose Hill and vibrant Camden neighbourhood, the property offers an exciting and dynamic opportunity to be a part of the famous music venue, The Roundhouse.

The surrounding area is filled with an eclectic mix of shops, cafes, restaurants, and bars, offering a diverse and captivating environment that perfectly captures the essence of area's unique spirit.

The property benefits from excellent transport links, with Camden Town Underground Station (Northern line, 12 mins walk) and Chalk Farm Underground Station (Northern line, 2 mins walk) both within easy reach. In addition, numerous bus routes serve the area, making it easily accessible from all parts of London.



Camden Market



Camden Food Market



The Roundhouse



Guanabana



The Pembroke Castle



Blacklist Lounge



LOCAL AMENITIES

RESTAURANTS

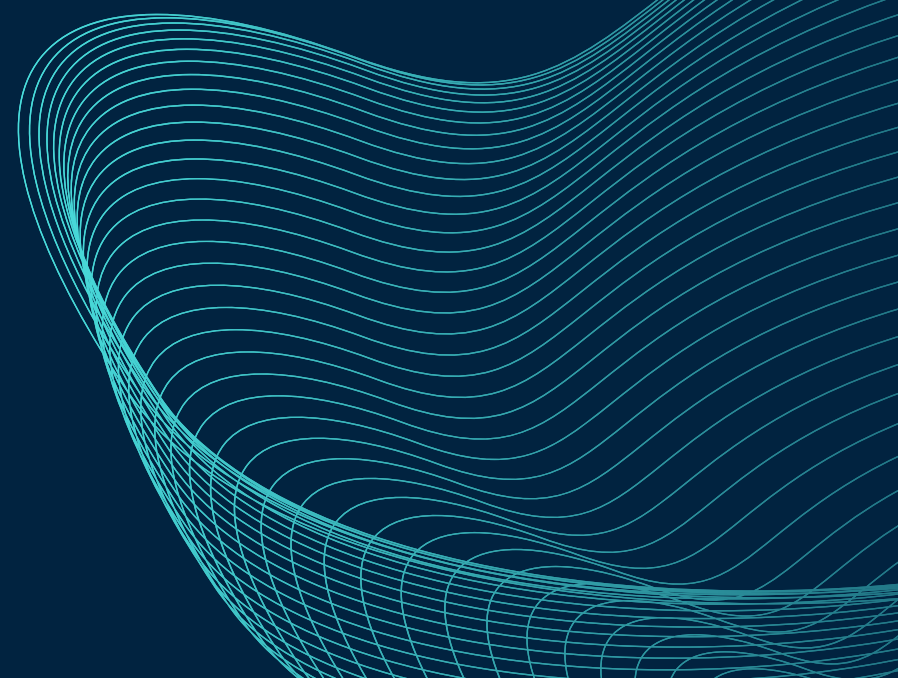
- 01 The York & Albany
- 02 Hala Wala
- 03 Mildreds
- 04 Hache Burgers
- 05 True Romance Pizza
- 06 Flip & Sear
- 07 DZRT Camden
- 08 The Black Cow
- 09 Cafe KOKO
- 10 La Patagonia
- 11 LUMI Camden
- 12 Greenberry Cafe
- 13 Lemonia

BARS

- 01 The Blues Kitchen
- 02 Electric Ballroom
- 03 Brewdog Camden
- 04 Blacklist Lounge
- 05 The Black Heart
- 06 The Underworld
- 07 Simmons Bar
- 08 All About Eve
- 09 The Devonshire Arms
- 10 The Monarchy Bar

LIFESTYLE

- 01 Camden Lock Market
- 02 Camden Market Buck Street
- 03 Hawley Wharf
- 04 Jazz Cafe
- 05 Comedy in your Eye
- 06 Babylon Park Camden
- 07 Mission: BREAKOUT
- 08 Jewish Museum London
- 09 Cowshed
- 10 The Standard Hotel
- 11 The Renaissance
- 12 Luminary Bakery
- 13 Fierce Grace Hot Yoga
- 14 Camden Boxing Club
- 15 Circuit Society
- 16 F45 Training



Financials

Floor	Part A	Part B	Whole 5th Floor
Total Size (sq.ft.)	1,655	2,539	4,194
Quoting Rent (p.a.) excl.	£74,475	£114,255	£188,730
Service Charge	£15,193	£23,307	£38,500
Estimated Rates Payable (p.a.)	TBC	TBC	TBC
Estimated Occupancy Cost excl. (p.a.)	£89,668	£137,562	£227,230

The floor may be split for an incoming tenant .

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such.
All interested parties are advised to make their own enquires.



LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

VAT

The property is elected for VAT.

POSSESSION

Available from August 2023. Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

April 2024

RIB

ROBERT IRVING BURNS

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