

UNIT 1 CENTRIC CLOSE, OVAL ROAD

LONDON, NW1 7EP

A UNIQUE OPPORTUNITY TO ACQUIRE
A SELF-CONTAINED, MODERN COMMERCIAL PREMISES
SUITABLE FOR A WIDE RANGE OF USES

READY FOR IMMEDIATE OCCUPATION IN THE
HEART OF CAMDEN

FOR SALE

LOCATION

Camden Town is a vibrant, eclectic district in North London known for its markets, diverse culture and dynamic atmosphere. Positioned just 1.5 miles from the West End, Camden has become a popular destination for visitors due to its mix of entertainment venues, such as the Jazz Café, Roundhouse, KOKO, and Electric Ballroom.

Famous for its alternative scene, Camden offers a wide variety of shops, stalls, and pubs. Its five major markets; Camden Lock, Stables, Canal, Inverness Street, and Buck Street, attract over 100,000 visitors every weekend.

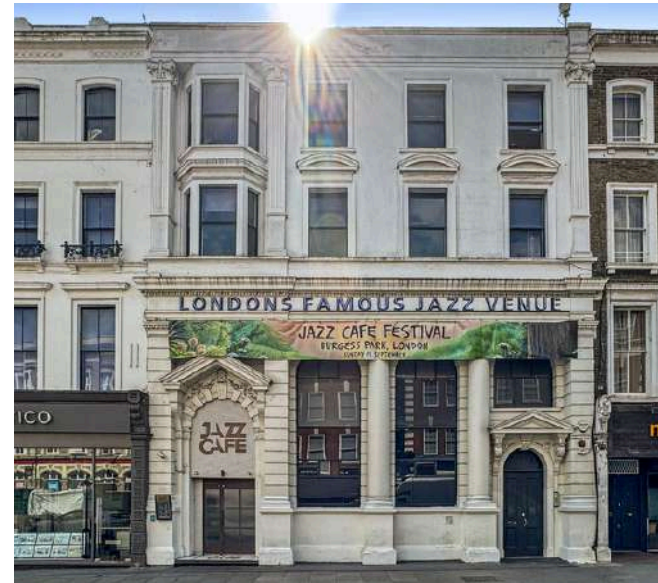
In addition to its cultural appeal, Camden is a significant business district, housing major companies like ASOS, Dr. Martens, Hugo Boss, and Viacom.



Situation

The property is situated on the west side of Oval Road, to the south of Regent's Canal. Oval Road runs parallel to Camden High Street with well known office, retail and leisure occupiers in the immediate vicinity including Getty Images, Dr Martens, MTV, The Diner, Fatburger and Wagamama. Camden Market, just a short walk away and is home to a number of fashionable restaurants and bars.

Primrose Hill and Regent's Park are situated to the west of the property and Camden Town Underground Station is within a few minutes walking distance.



Connectivity

Camden Town Underground Station (Northern Line) is a 2-minute walk away with bus routes also lining Camden High Street.

	10 minutes	10 minutes	07 minutes
	OXFORD CIRCUS	TOTTENHAM COURT ROAD	ANGEL UNDERGROUND
17 minutes	15 minutes	21 minutes	16 minutes
CHARING CROSS	BOND STREET	LIVERPOOL STREET	COVNET GARDEN

DESCRIPTION

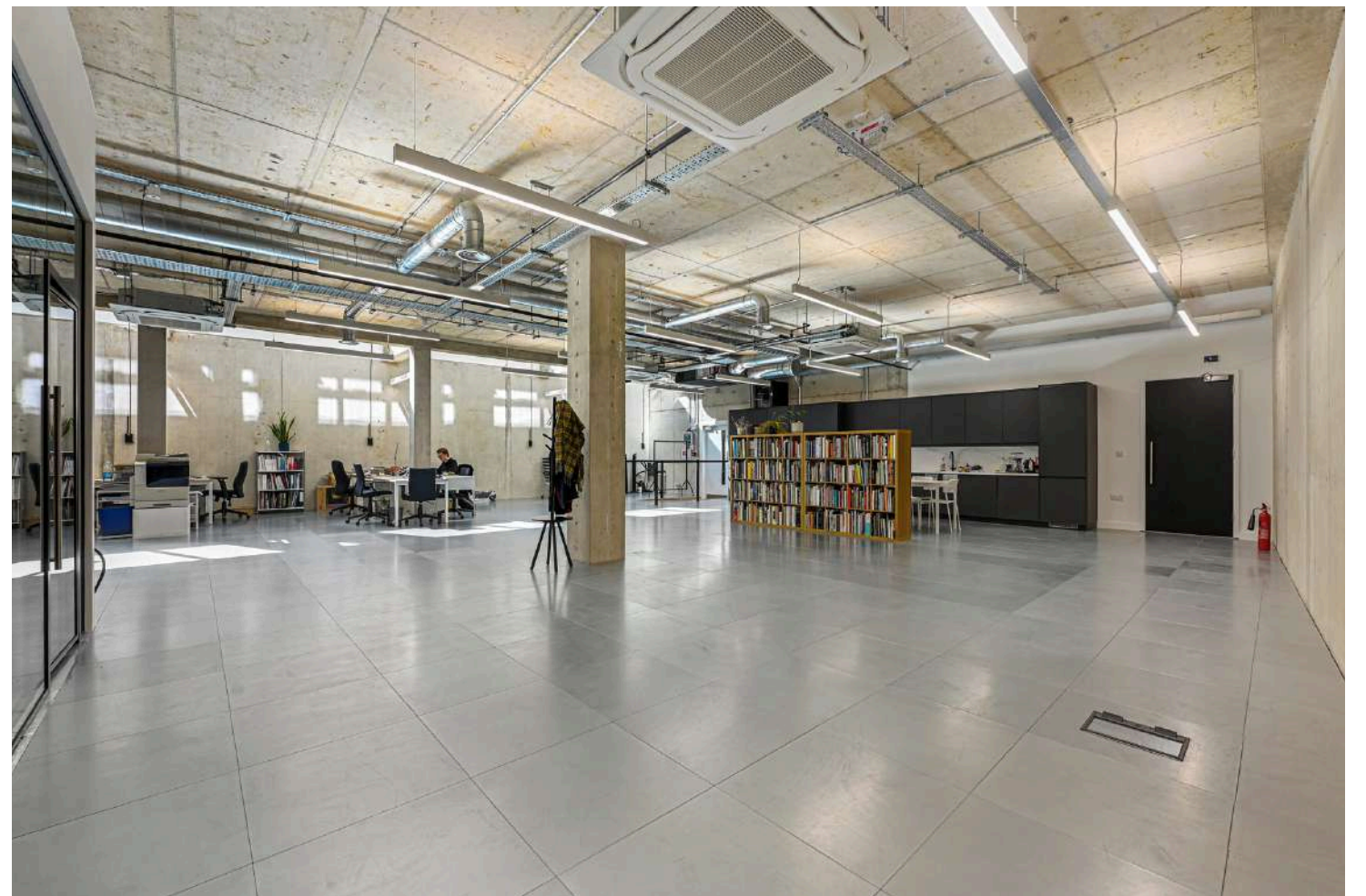
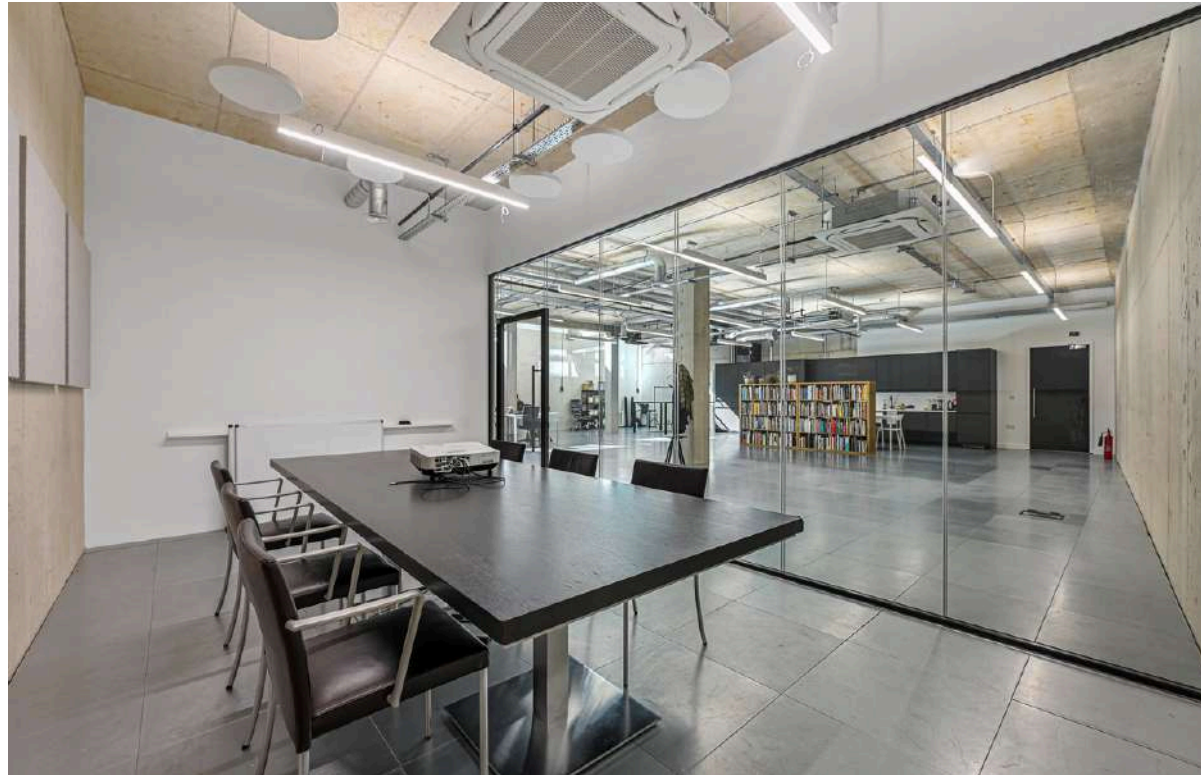
This property offers a self-contained, lower ground floor accommodation currently used as an office with direct access to a gated, secure cobbled courtyard, positioned alongside a newly constructed luxury residential development. The office benefits from a double heightened ceiling allowing natural light to pour down from a spacious lightwell and a substantial window frontage, creating a bright and welcoming atmosphere. It also benefits from communal cycle storage, providing added convenience for employees who commute by bike.

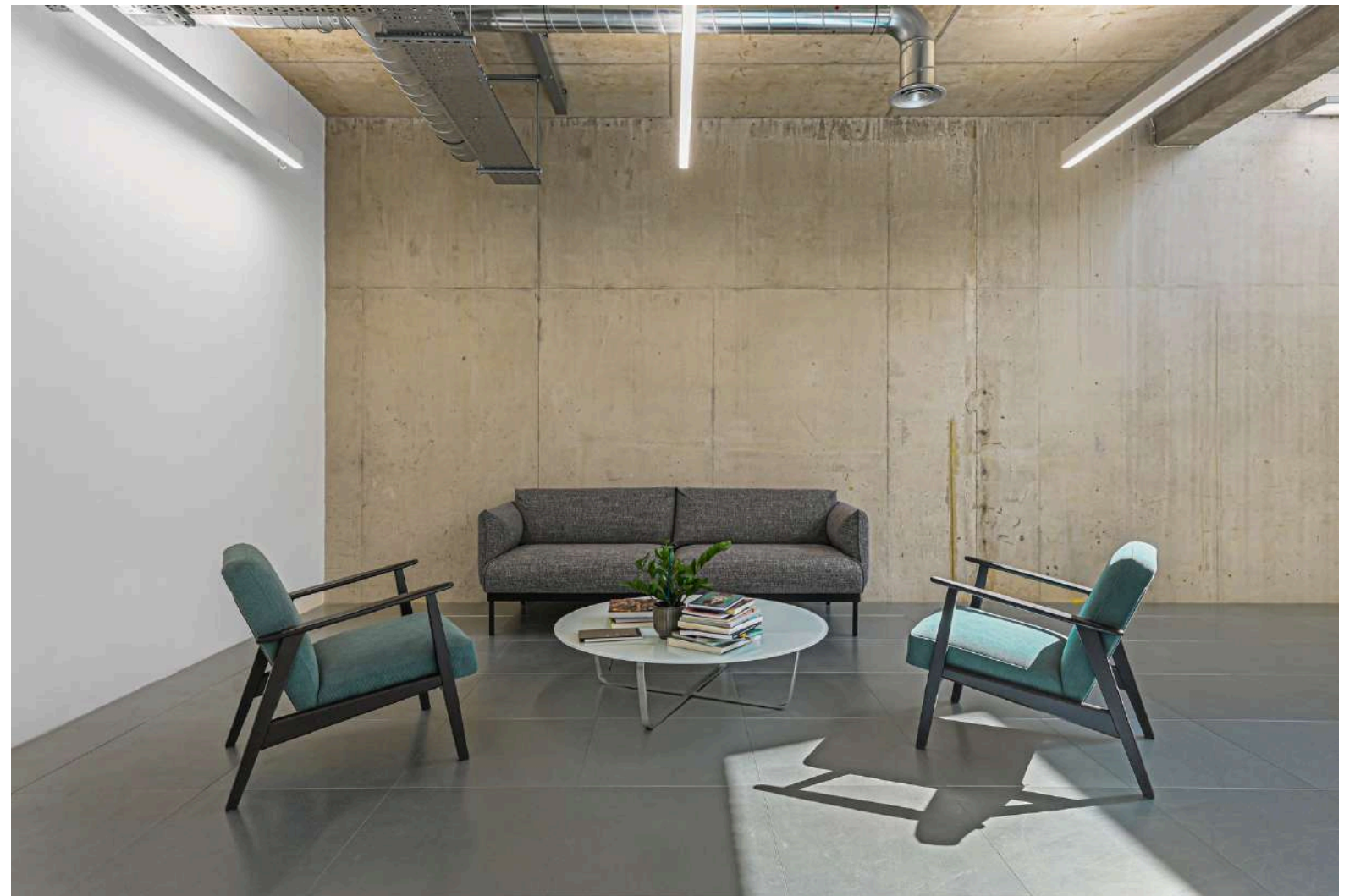
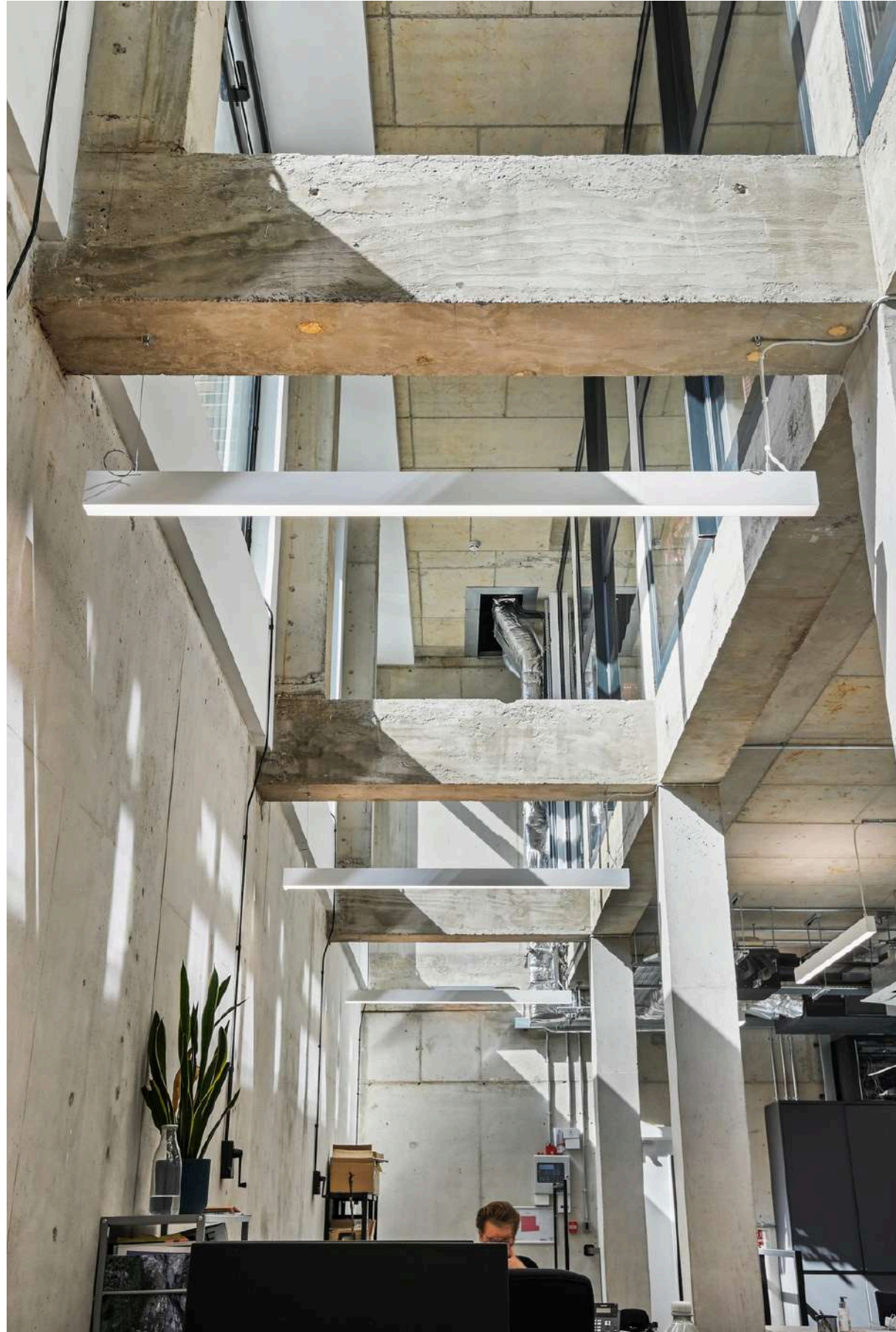
The interior boasts exceptional workspace with impressive ceiling heights ranging from 3.48m to 7.2m. The high-quality fit-out includes modern amenities such as air conditioning, LED lighting, raised access flooring, WC and shower facilities, and a large kitchen with breakout space.

PROPERTY SIZE:

SQ FT	SQ M
2,284	212.19







TENURE

Virtual Freehold with approx. 998 years unexpired.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

The property is elected VAT.

EPC

106 E.

PRICE

Offers in excess of £1,400,000 (One Million Four Hundred Thousand Pounds) subject to contract.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.
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