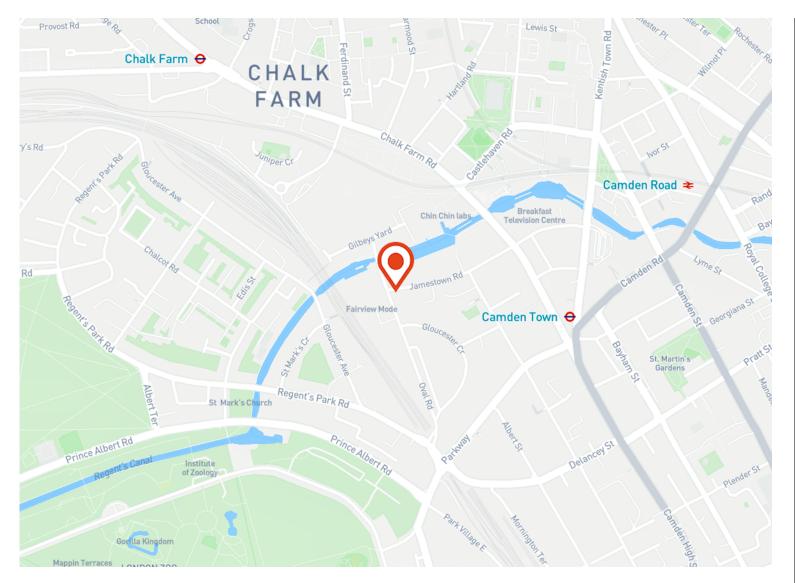


Camden 24-28 Oval Road NW1 7DJ

Newly refurbished fully fitted and furnished office floor within a grade Il listed icon in the heart of Camden

For Rent 6,337 ft<sup>2</sup>

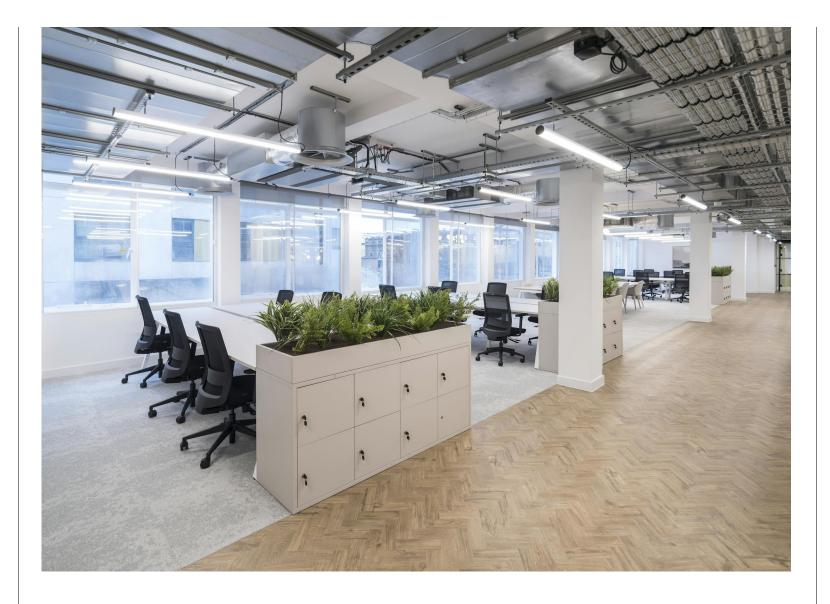


#### Location

Position your business at 24-28 Oval Road, in the heart of vibrant Camden. With excellent connectivity via Camden Town Underground and Camden Road Overground stations, this prime commercial property is surrounded by an array of amenities. Enjoy the iconic Camden Market, scenic walks along the Regent's Canal, and the tranquility of Regent's Park, all just moments away. The area's lively mix of cafes, coffee shops, and restaurants ensures the perfect blend of convenience and culture for you and your clients. 24-28 Oval Road offers the ideal location to inspire and grow your business.

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#### **Amenities**

- Iconic art deco building in the heart of Camden
- **-** Excellent natural daylight
- **–** 48 workstations with space for 60
- **-** 5x meeting rooms
- 4x call booths
- Multiple hotdesking areas
- Ample breakout zones
- Large kitchenette with dining area
- Exposed air conditioning
- Car parking by separate arrangement
- Cycle storage and showers

### **Description**

24–28 Oval Road began life as a bottle warehouse for world famous wine and whiskey mechant W & A GILBEY. In 1934 the pub that once stood on this site was replaced with Gilbey House, a modernist masterpiece by renowned architect Serge Chermeyeff. Today the building comprises 49,900 sq ft of thoughtfully refurbished office space across 8 floors.

The first floor has undergone a full refurbishment and fit out to provide plug and play workspace with modern features and finishes throughout.

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#### Content

View on Website



### Viewings

Via joint sole agents only.

#### **Terms**

New full repairing & insuring lease available directly from the Landlord for a term by arrangement.

#### **VAT**

The property is elected for VAT.

### **Local Authority**

The London Borough of Camden

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### Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft	) Rates Payable (sq ft)			Total month	Total year	Availability
1st	6,337	£47.50	£15.98	£8.50	£71.98	£38,011.44	£456,137.26	Available

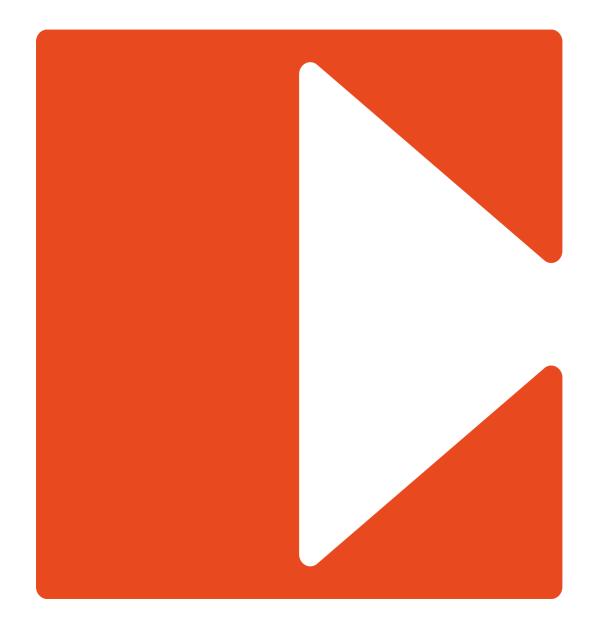
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
jp@compton.london
07814 699 096

Shaun Simons ss@compton.london 07788 423131

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