

R||B

66-70 PARKWAY

LONDON NW1 7AH





EAT ME

Risk

to Parkway's Co-op

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TO LET

PRIME SHOWROOM / OFFICES

SUITABLE FOR
OFFICES FOR PROFESSIONAL SERVICES
/ MEDICAL USE / DENTIST / RETAIL
CAFÉ AND COOKING USES ARE STRICTLY PROHIBITED

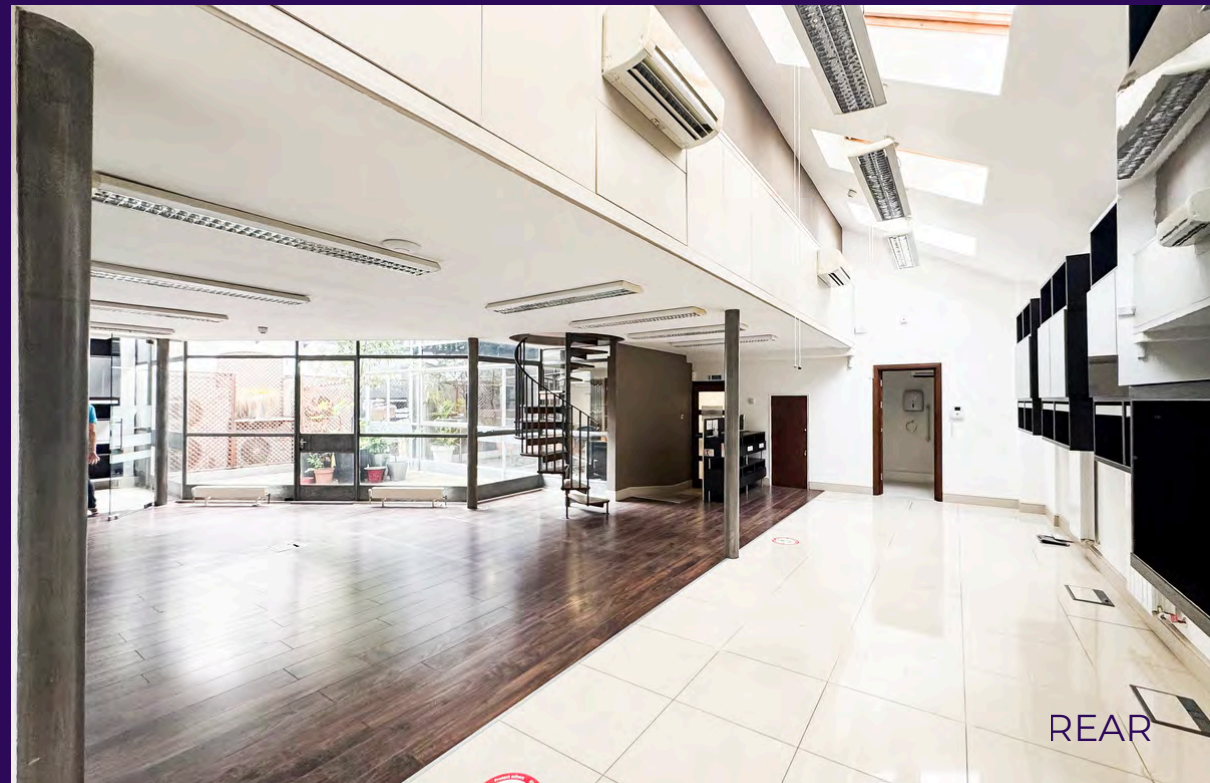
GROUND FLOOR

FROM 1,200 TO 2,492 SQ. FT.

DESCRIPTION

The property comprises modern, self-contained premises occupying the entire ground floor. This can be taken a one or split between front and rear (see financials). Presented in excellent decorative order, the space benefits from a prominent fully glazed frontage and a private courtyard (rear).

The accommodation is arranged as a mix of open-plan and private offices, complemented by a well-appointed boardroom. High levels of natural light, quality finishes, and a range of modern amenities further enhance the working environment.

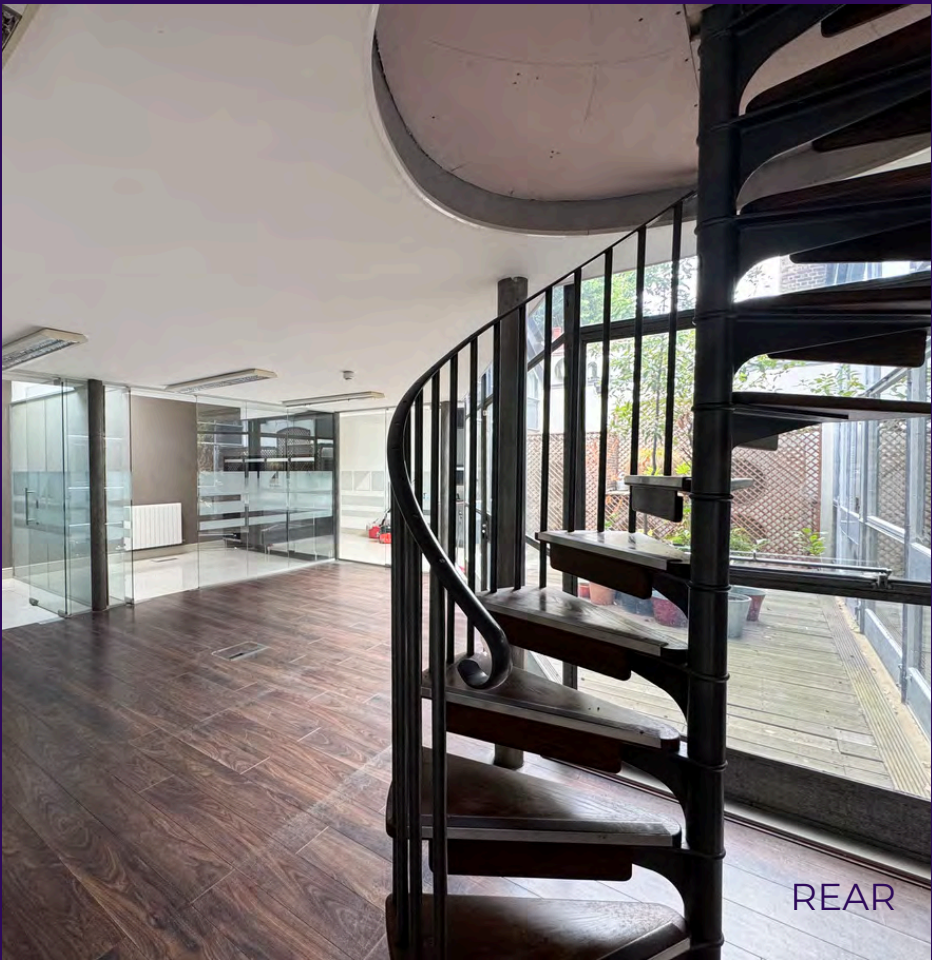


FINACIALS

FLOOR	FRONT	REAR	TOTAL
TOTAL (SQ.FT.)	1,292	1,200	2,492
QUOTING RENT (P.A.)	£75,000	£49,600	£124,600
ESTIMATED RATES PAYABLE (P.A.)	£28,719	£23,982	£52,701
SERVICE CHARGE	TBC	TBC	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£103,719	£73,582	£177,301

AMENITIES

- Highly Prominent Window Frontage
- Excellent Natural Light
- Gas Central Heating
- Toilets
- Kitchenettes
- Burglar Alarm
- Tiled & Wooden Flooring
- Cat 5 Cabling
- Perimeter Trunking
- Air Conditioning
- Board Room
- Excellent Decorative Condition



LOCATION

66-70 Parkway sits in a highly prominent position at the northern gateway to the West End, directly linking into the heart of Camden Town. Parkway itself is one of the area's most attractive and sought-after streets, lined with a vibrant mix of independent cafés, popular restaurants, creative studios and lifestyle retailers.

The property benefits from excellent connectivity, with Camden Town Underground Station (Northern Line) only a short walk away, providing direct access to King's Cross, the City and the West End. Multiple bus routes run along Parkway, further enhancing accessibility.

Neighbouring occupiers include well-regarded dining destinations such as The Jazz Café, Wahaca, and Made in Brasil, alongside boutique coffee shops and convenience amenities. Regent's Park and London Zoo are within a few minutes' walk, offering green space and leisure facilities on the doorstep.

BUT COFFEE FIRST

1. Black Sheep Coffee
2. Blank Street Coffee
3. Gail's Bakery
4. LUMI

GRAB A BITE

1. Buck Street Market
2. Camden Lock Village
3. Daphne
4. Mildreds
5. Roger's Kitchen
6. The Blues Kitchen
7. The Stables Market

MIND & BODY

1. Camden Boxing Club
2. F45 Training

SWIG AND SLURP

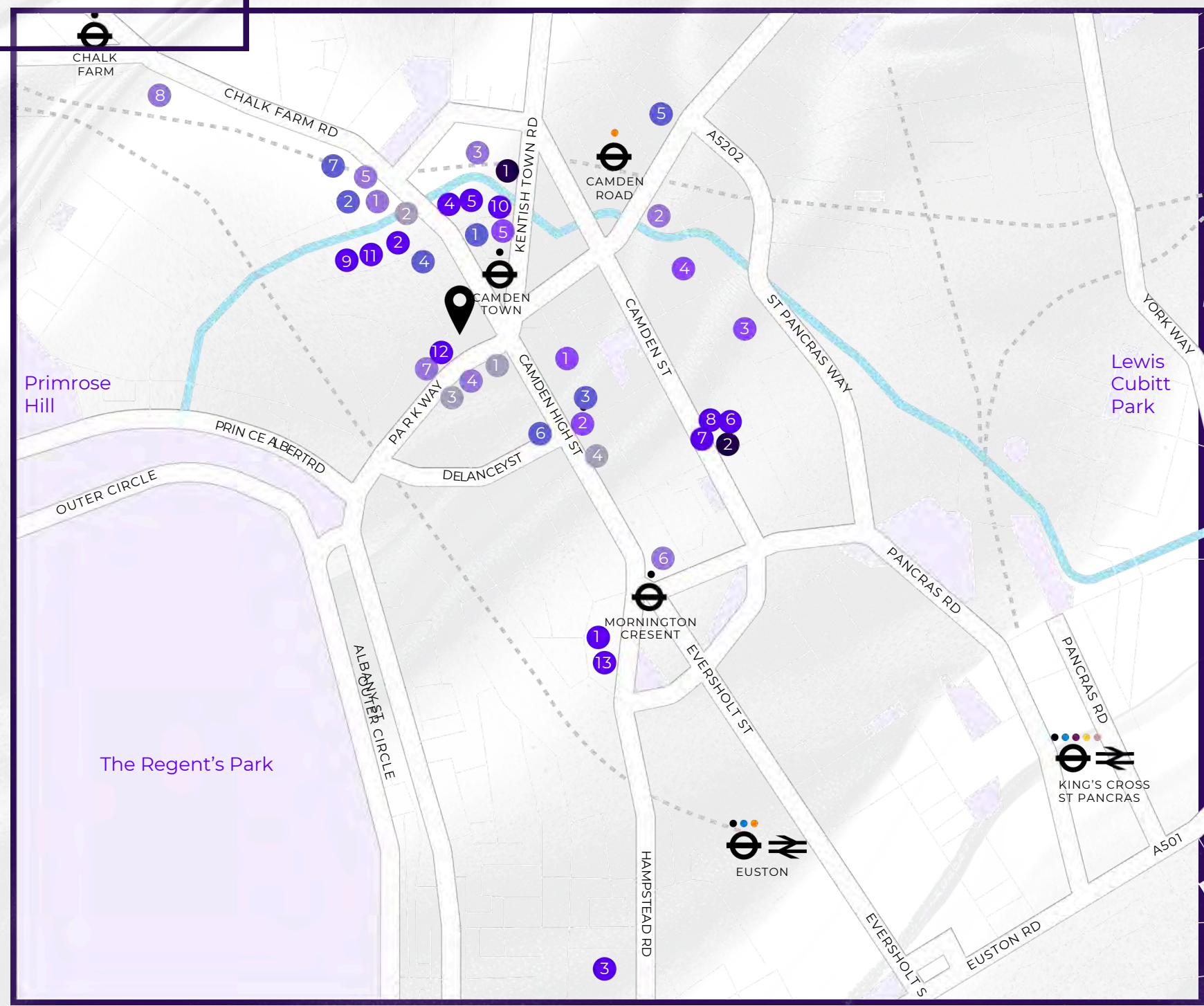
1. BrewDog
2. Camden Head
3. Golden Lion
4. Prince Albert
5. Simmons Bar

SPOTLIGHT ON

1. Camden Market
2. Cob Gallery
3. Curzon cinema
4. Jazz Café
5. Junkyard Golf Club
6. KOKO
7. ODEON cinema
8. Round House

IN GOOD COMPANY

1. British Heart Foundation
2. Doctor Martens
3. Bauer Media
4. MTV Studios
5. Viacom
6. Piercy & Co
7. French Connection
8. Hugo Boss
9. Star Lizard
10. Lyle & Scott
11. SSP
12. Itech
13. ASOS



FLOOR PLAN



FRONT

1,292 SQ.FT



REAR

1,200 SQ.FT



FURTHER INFORMATION

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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Front 111 E
Rear 105 E

VAT

TBC

FLOOR PLANS

The building is elected for Vat.

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. September 2025.

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RIB

ROBERT IRVING BURNS