



CENTRIC CLOSE, UNIT 1

OVAL ROAD, CAMDEN
LONDON NW1 7EP

**SELF CONTAINED MODERN
COMMERCIAL PREMISES**

FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY



- A rare opportunity to purchase a modern, self-contained commercial premises extending to 2,284 sq ft (212.19 sq m) in a secure, gated courtyard in Camden.
- The unit benefits from excellent ceiling heights ranging from 3.48m to 7.2m, full height glazing, and a large lightwell creating a bright, contemporary workspace.
- Fully fitted to a high specification, including air conditioning, LED lighting, raised floors, WCs, kitchen/breakout area, and cycle storage.
- Located within close walking distance of Camden Town Underground Station, Camden Market, Regent's Canal and Primrose Hill.
- Suitable for a variety of commercial uses under Class E.
- Virtual freehold with approx. 998 years unexpired.
- £995,000 (Nine Hundred & Ninety Five Thousand Pounds), subject to contract.



LOCATION

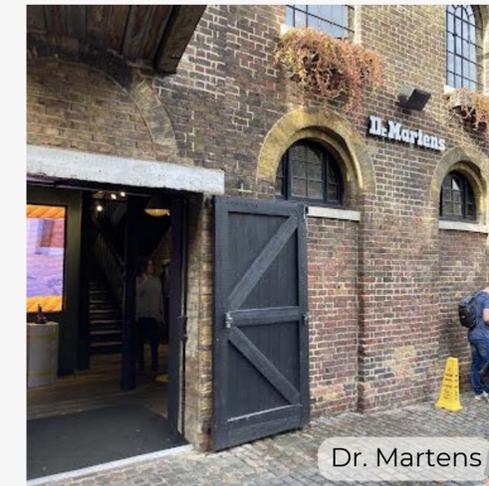
Camden Town is a vibrant, eclectic district in North London known for its markets, diverse culture and dynamic atmosphere. Positioned just 1.5 miles from the West End, Camden has become a popular destination for visitors due to its mix of entertainment venues, such as the Jazz Café, Roundhouse, KOKO,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

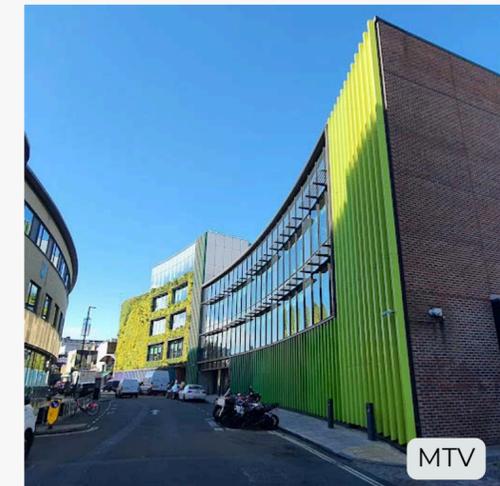
In addition to its cultural appeal, Camden is a significant business district, housing major companies like ASOS, Dr. Martens, Hugo Boss, and Viacom.



The Diner



Dr. Martens



MTV

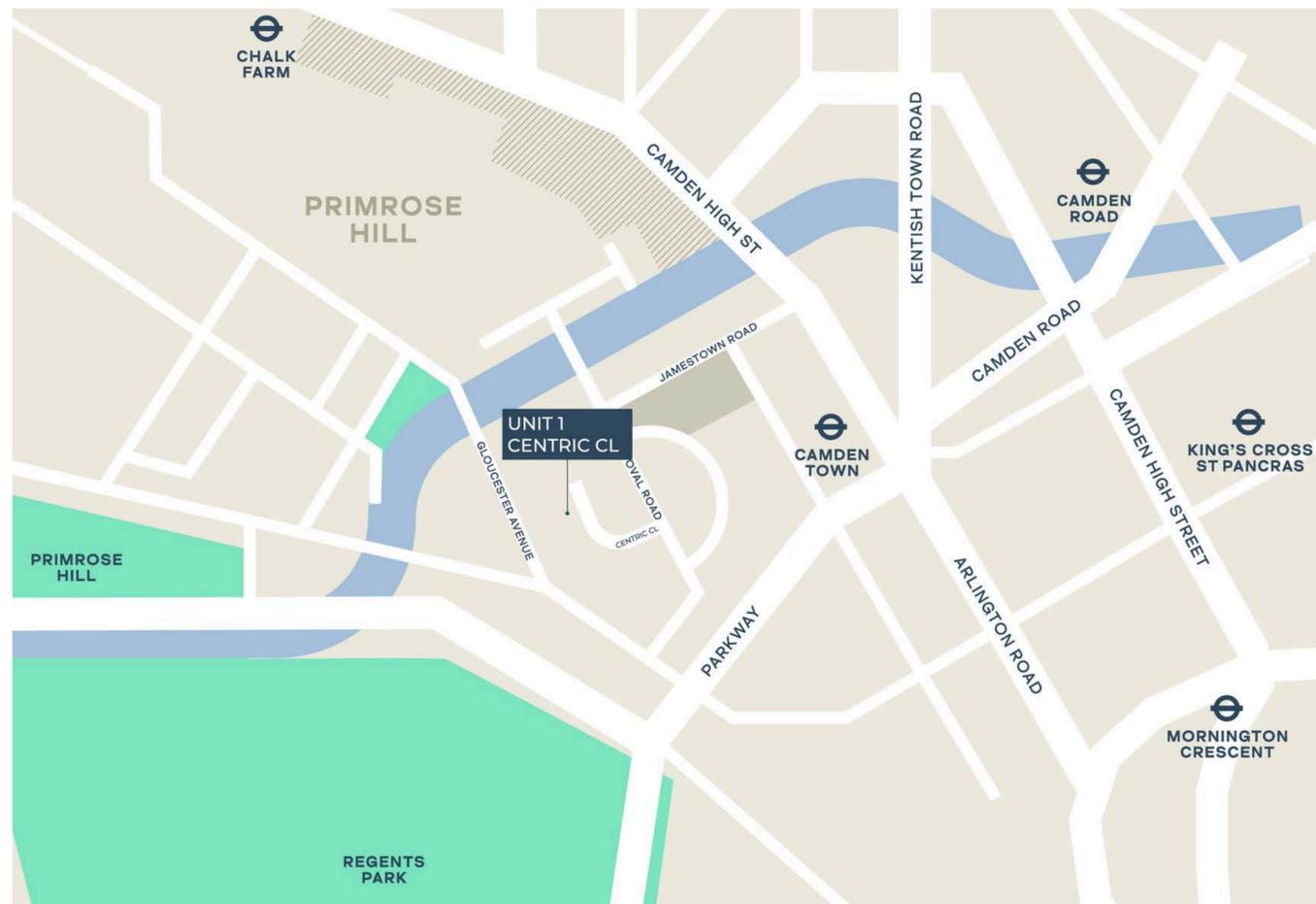
SITUATION

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.

TRANSPORT

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

ANGEL UNDERGROUND	7 mins
OXFORD CIRCUS	10 mins
TOTTENHAM COURT ROAD	10 mins
BOND STREET	15 mins
COVNENT GARDEN	16 mins
CHARING CROSS	17 mins
LIVERPOOL STREET	21 mins





DESCRIPTION

Unit 1 Centric Close is a modern, lower ground floor commercial premises albeit with natural light from the ground floor frontage, forming part of a gated courtyard development.

The unit benefits from a double-height ceilings in part, extensive natural light via full-height glazing and a large lightwell, and a high-quality interior fit-out.

AMENITIES

- Air conditioning, LED lighting, and raised floors
- Generous kitchen/breakout area
- WC facilities
- Communal cycle storage
- Excellent ceiling heights ranging from 3.48m - 7.2m
- Commercial uses under Use Class E
- Size: 2,284 sq ft (212.19 sq m)

TENURE

Virtual Freehold with approx. 998 years unexpired.

LEGAL COST

Each party to bear their own legal costs.

VAT

The property is elected for VAT.

EPC

Available on request.

PRICE

£995,000 (Nine Hundred & Ninety Five 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. January 2026

FOR FURTHER INFORMATION CONTACT:

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