

THE STATION

A new platform.

CAMDEN
GOODS YARD
LONDON NW1

22,000 SQ FT
BRAND NEW WORKSPACE



OVERVIEW

03

Your next stop. With an open lateral floorplate, flexible layouts, natural light, and a thriving local scene of cafés, markets, and music, it's the ideal spot for your business to thrive.



22,000 sq ft
Of premium workspace



A place for business
From start ups to global giants



Cycle friendly
Cycle parking and end-of-trip facilities



The right connections
Just 4 mins to King's Cross and 11 mins to Oxford Circus from Camden Town Station



Local character
From Camden to Primrose Hill, there's plenty to explore within walking distance



Camden Goods Yard
More local retail, workshops, cafés and restaurants



Sustainability wins
With a BREEAM 'Excellent' and EPC A rating.

 **Camden Town**
10 mins walk 

CAMDEN
GOODS YARD

**THE
STATION**

REGENCY PARK

PRIMROSE HILL

CAMDEN MARKET

ROUNDHOUSE

 **Chalk Farm**
6 mins walk 

Computer generated images are indicative only and subject to change.
Travel times are approximate only. Source: Google Maps.

CAMDEN GOODS YARD

05

GIG

100K SQ FT
HQ AT THE GIG



27K+ OF
FURTHER OFFICES



11 WORKSHOP
SPACES

The Station is set among a thriving new mixed-use neighbourhood.

With **217,000 sq ft** of commercial space there is potential for extra cafés, restaurants, amenities, and workshops to flourish.



GOING THE EXTRA MILE



**8 RETAIL & DINING
LOCATIONS INCLUDING
A NEW FARM-TO-FORK
ROOFTOP RESTAURANT**



**636 LUXURY
APARTMENTS**



**40% OF CAMDEN
GOODS YARD WILL
BE LANDSCAPED**



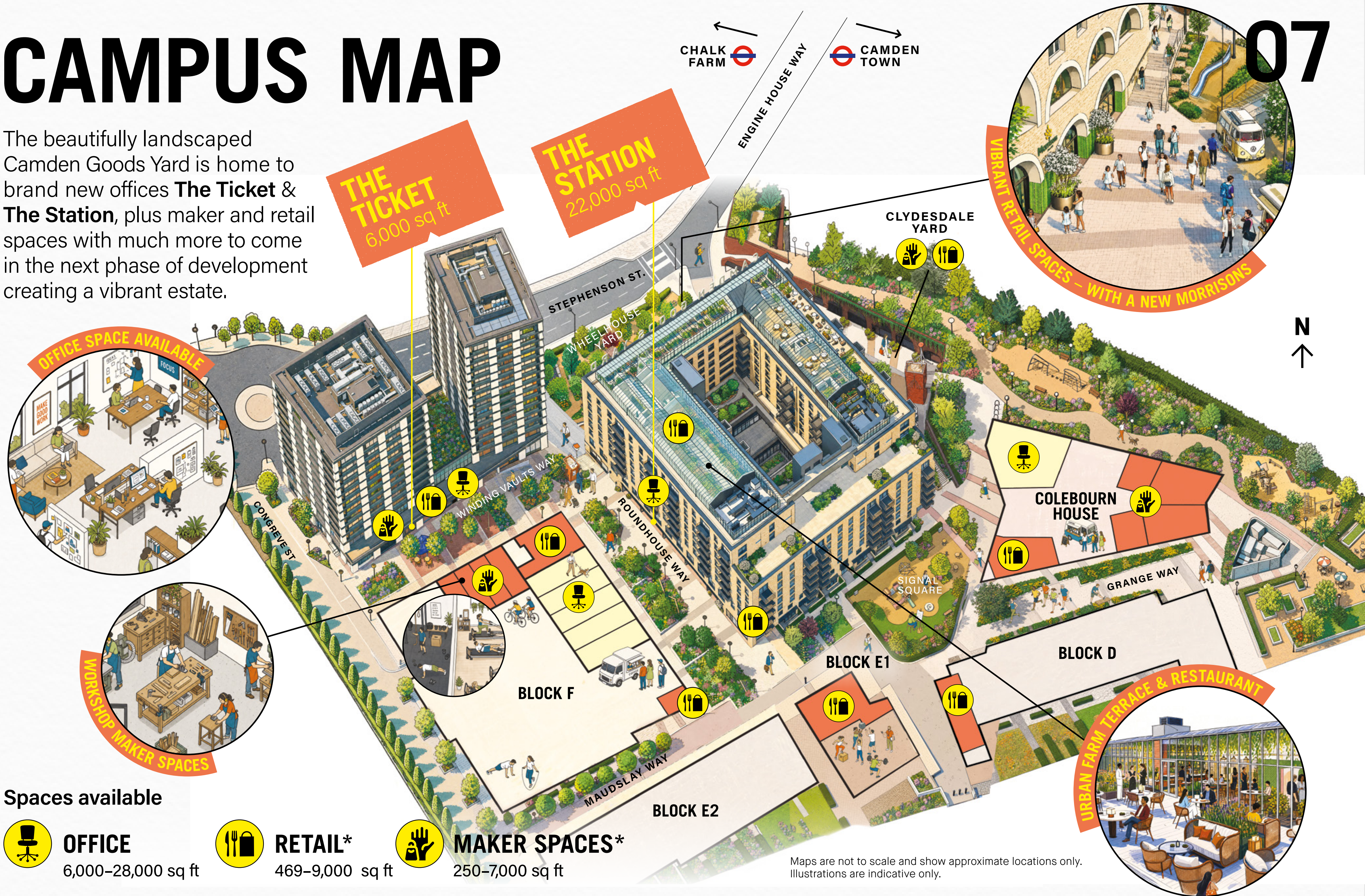
**48,000 SQ FT
FLAGSHIP
SUPERMARKET**

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CAMPUS MAP

The beautifully landscaped Camden Goods Yard is home to brand new offices **The Ticket** & **The Station**, plus maker and retail spaces with much more to come in the next phase of development creating a vibrant estate.



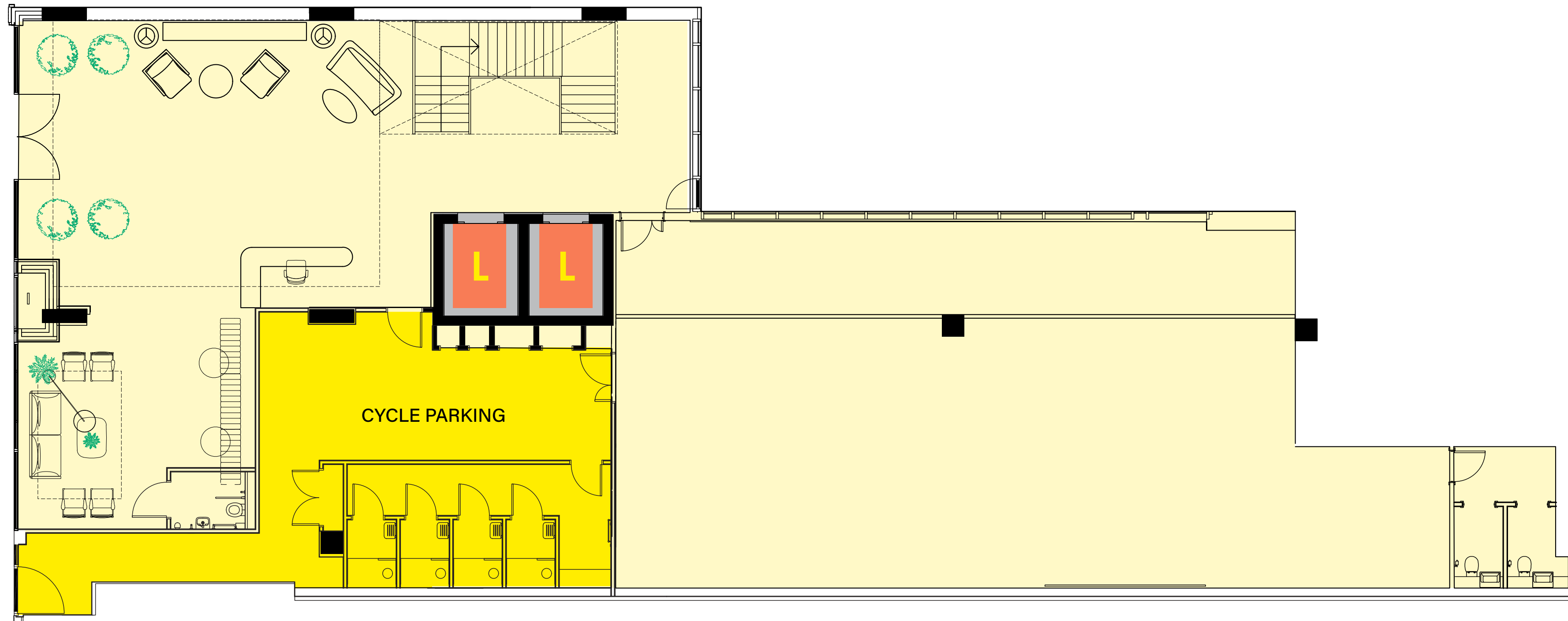
YOUR ARRIVAL

08



Reception

Computer generated images are indicative only and subject to change.



Key

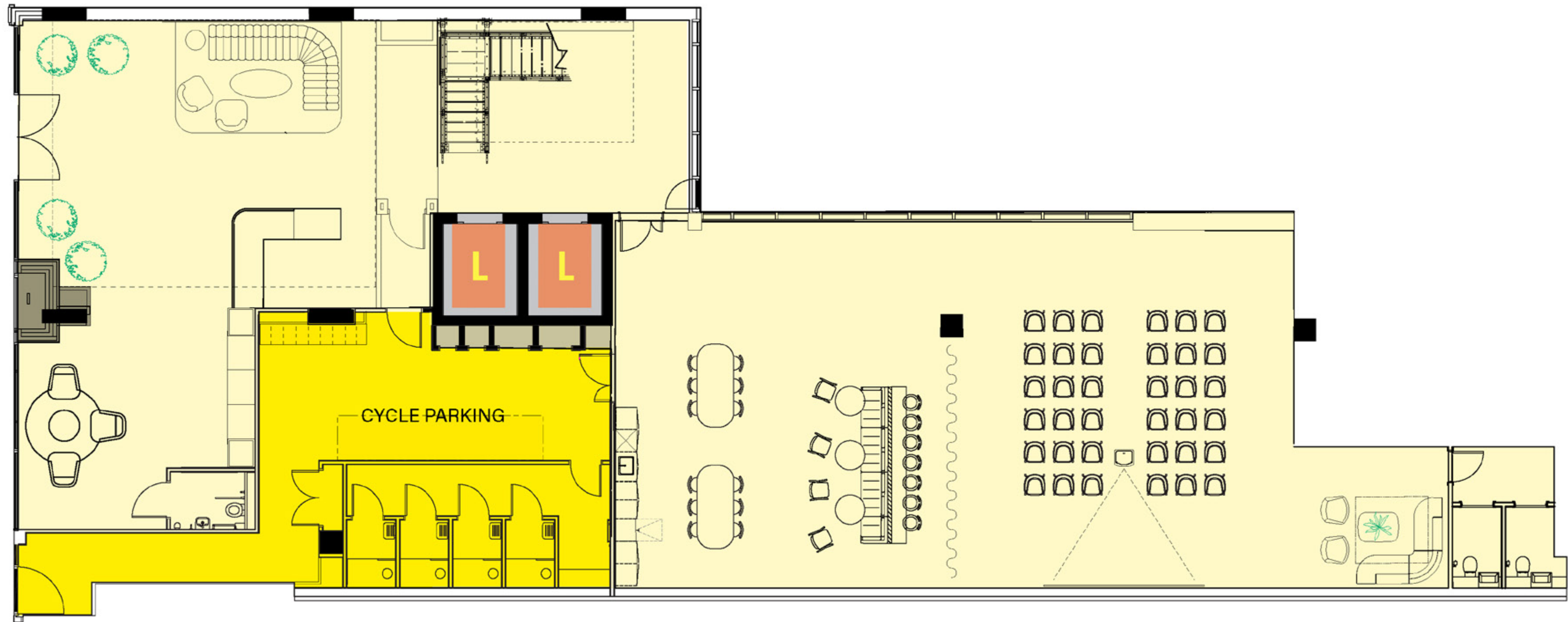
● End of trip facilities

Measurement subject to verification upon completion of works.

GROUND FLOOR

RECEPTION	1,452 SQ FT
OFFICE	2,140 SQ FT





Key

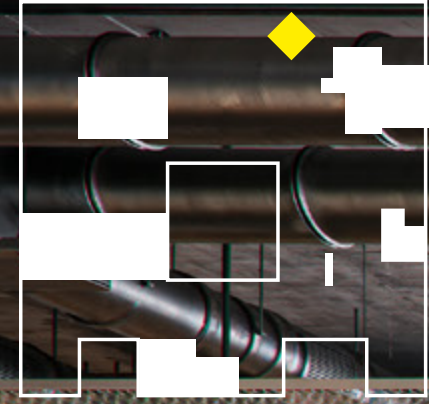
● End of trip facilities

GROUND FLOOR SPACEPLAN

Reception	1,452 sq ft
Offices	2,140 sq ft
End of trip facilities	897 sq ft

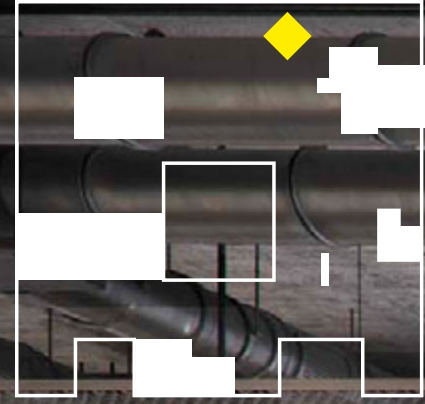
Measurement subject to verification upon completion of works.





Level 01 workspace

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Level 01 workspace

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Key

● Terraces

LEVEL 01
18,863 SQ FT





Terrace

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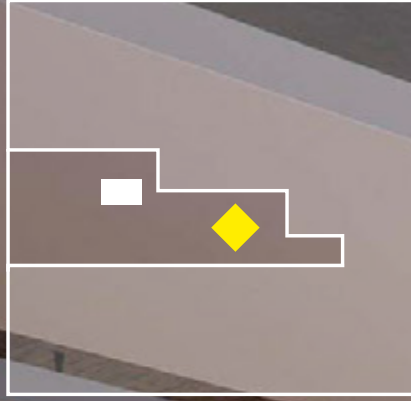
Key

● Terraces

LEVEL 01 SPACEPLAN



Open plan desking	192
Meeting room: 8 person	6
Meeting room: 12 person	2
Call room: 1&2 person	16
Tea point	2
Phone booth	22
WCs	17
Terraces	2



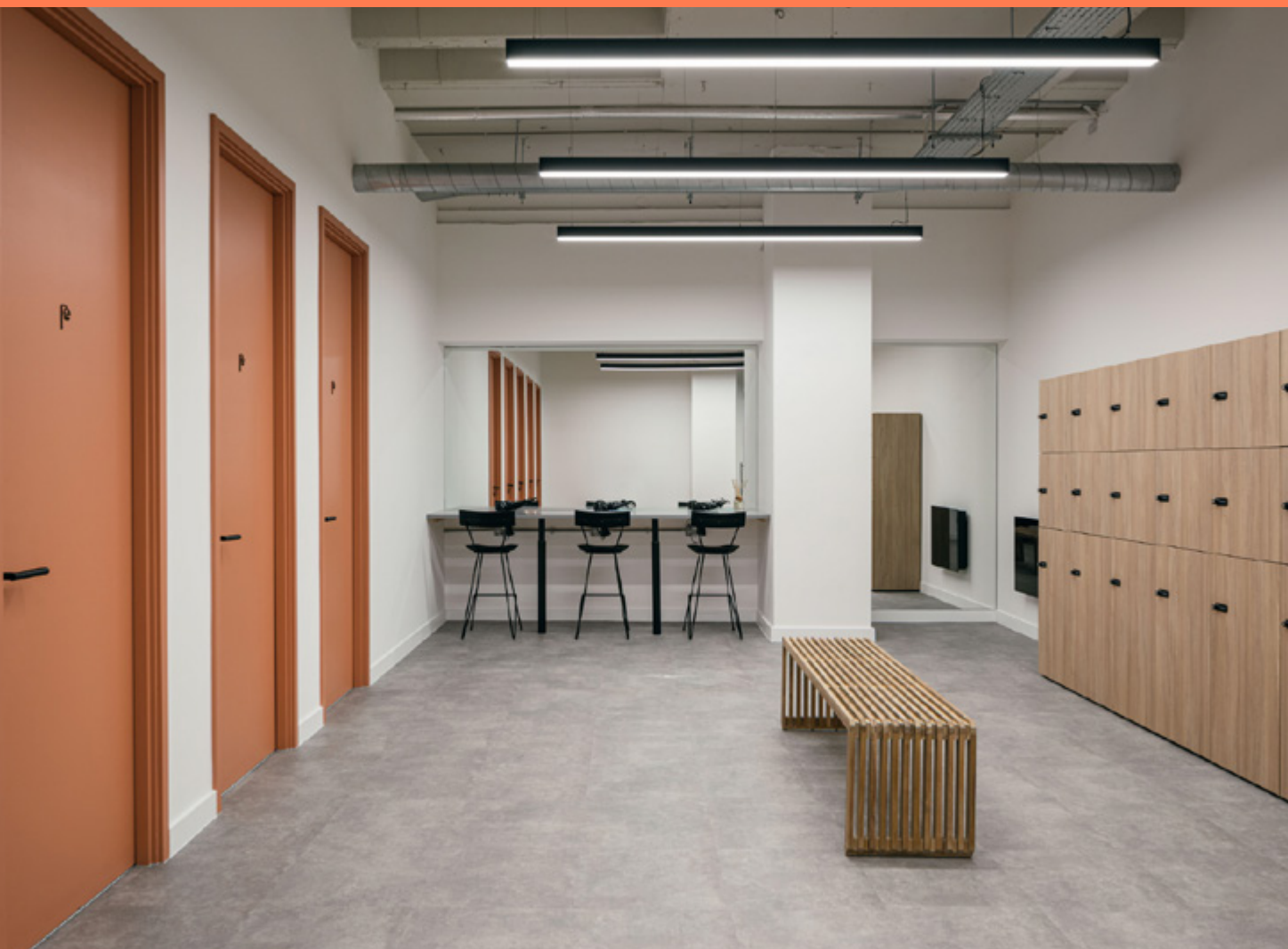
Potential for flexible workspace / event space

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LAST STOP

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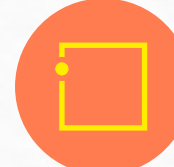
SUMMARY SPECIFICATIONS



 **Changing Rooms** High spec changing facilities with 4 showers

 **Cycle Storage** 18 cycle spaces

 **Private** 18 lockers

 **Self-contained** opportunity

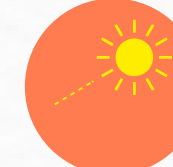
 **Double height arrival** reception

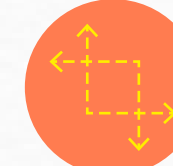
 Delivered to high quality **CAT A specification**

 Brand new **VRF** exposed air conditioning system

 **LED** lighting

 Finished floor to ceiling height **2.75m - 4.7m**

 Abundant **natural light**

 Expansive **flexible** floor plate

 **2 private** landscaped terraces

SUSTAINABILITY



EPC A


All electric building

BUSINESS CLASS

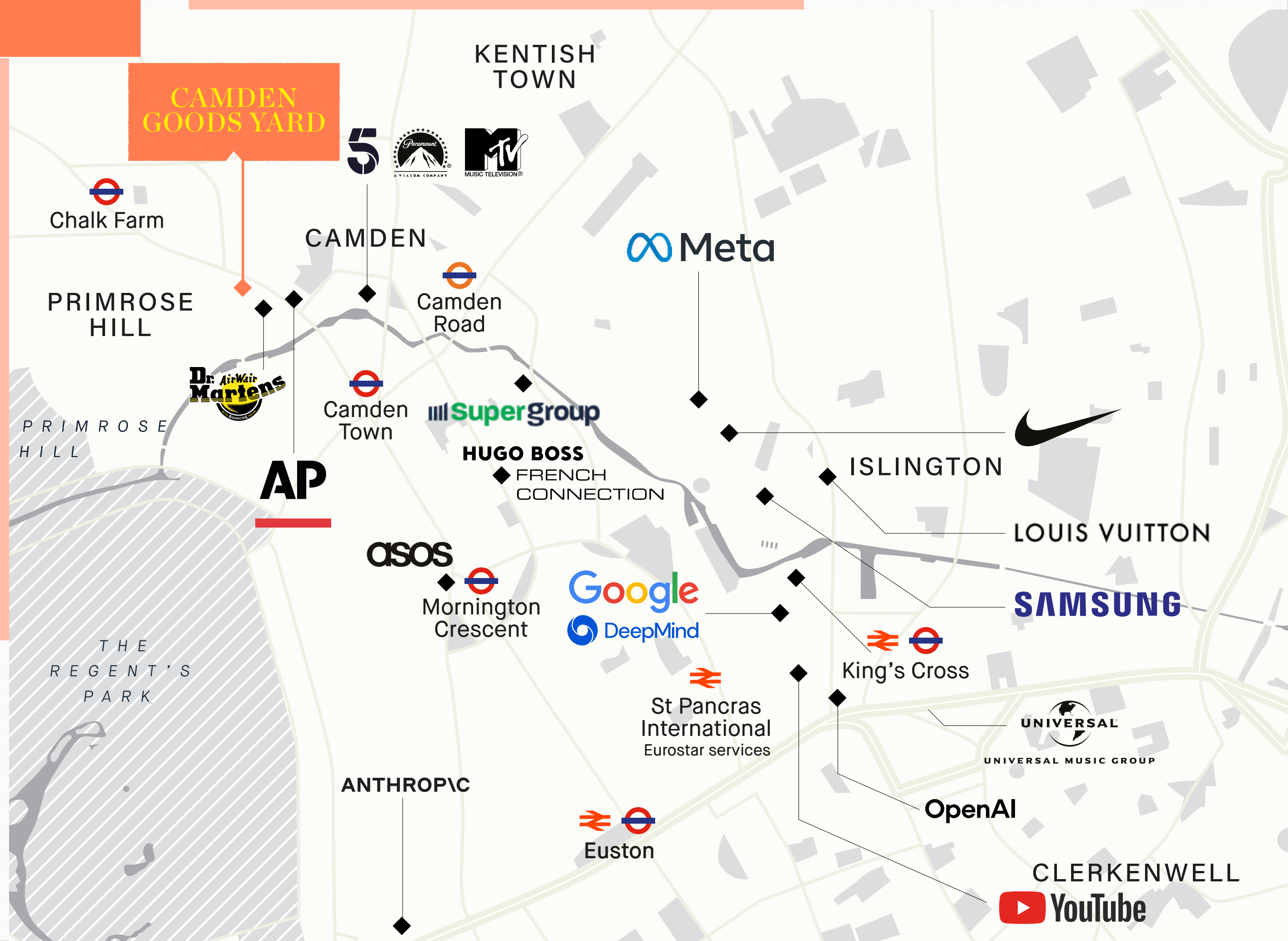
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"Camden is a much more diverse, multicultural environment than either of the world's bigger tech areas, the Bay Area or Beijing. It's one of the best places in the world to start a business."

SAUL KLEIN
Founder, LocalGlobe Venture Capital Firm.

From global giants to small start ups, NW1 is fast becoming the destination of choice for astute business owners.

This dynamic district is a global hub of academic excellence, cultural richness and cutting-edge innovation. Home to a multitude of world-class scientific, academic, and educational institutions, the area boasts one of the highest concentrations of such organisations anywhere in the world.



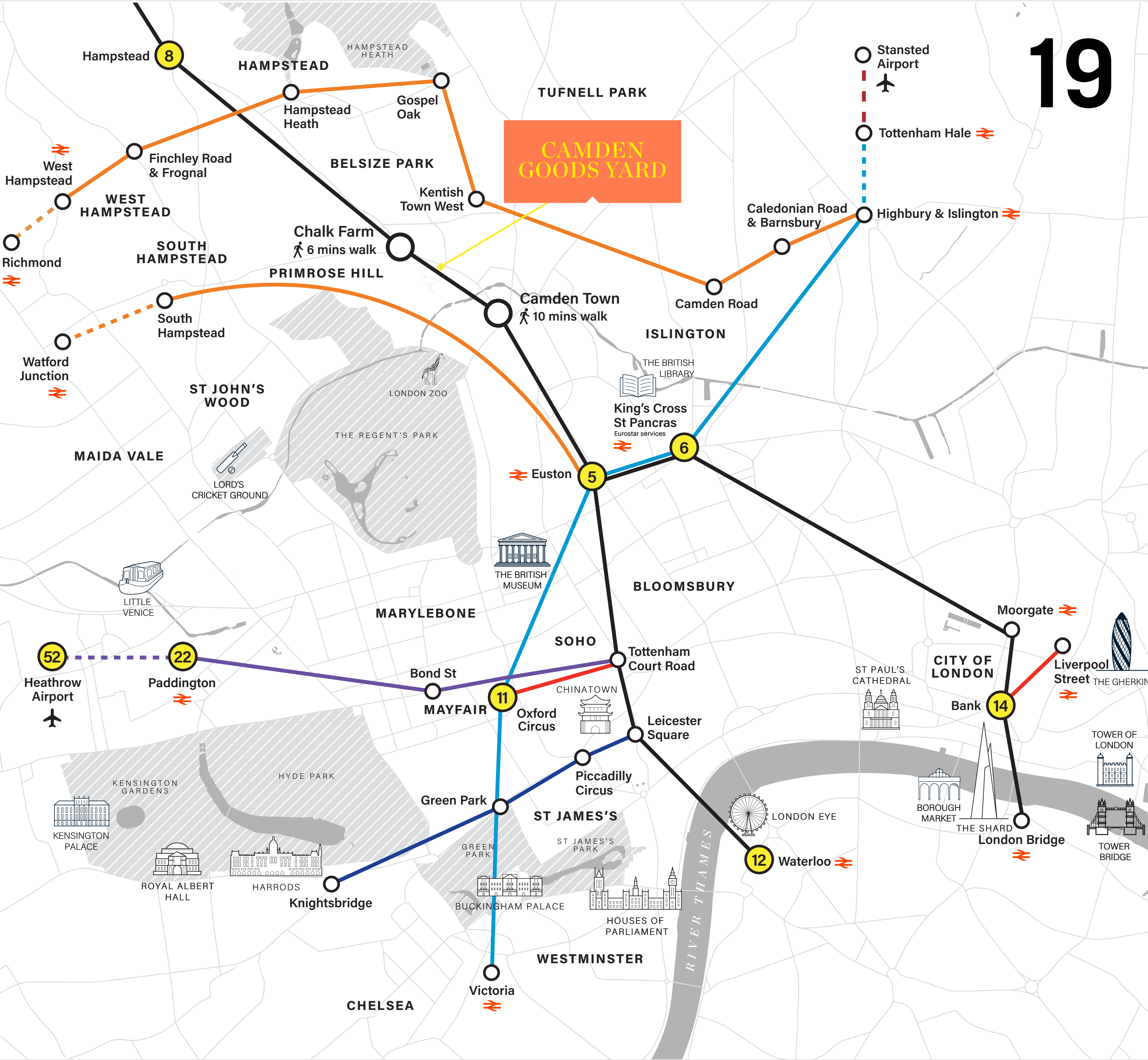
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FAST TRACK

A short walk from Chalk Farm and Camden Town tube stations, many of London's major transport hubs can be reached in minutes.

EUSTON	KING'S CROSS	OXFORD CIRCUS
5 MINS	6 MINS	11 MINS
WATERLOO	BANK	PADDINGTON
12 MINS	14 MINS	22 MINS

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THE SCENIC ROUTE

The NW1 postcode is a scenic tapestry of diverse neighbourhoods, each offering its own unique charm. Immerse yourself in the artistic atmosphere of Chalk Farm or explore the historic streets of Primrose Hill.

↖ Camden Market

World-famous & eclectic

← Primrose Hill

Spectacular views
across London

Primrose Hill Shops →

Boutique shops, cafés
and restaurants





OFF THE BEATEN TRACK

Camden has an incredible diverse range of places to eat and drink from budget to luxury tastes.

Oka Restaurant
Pan-Asian cuisine

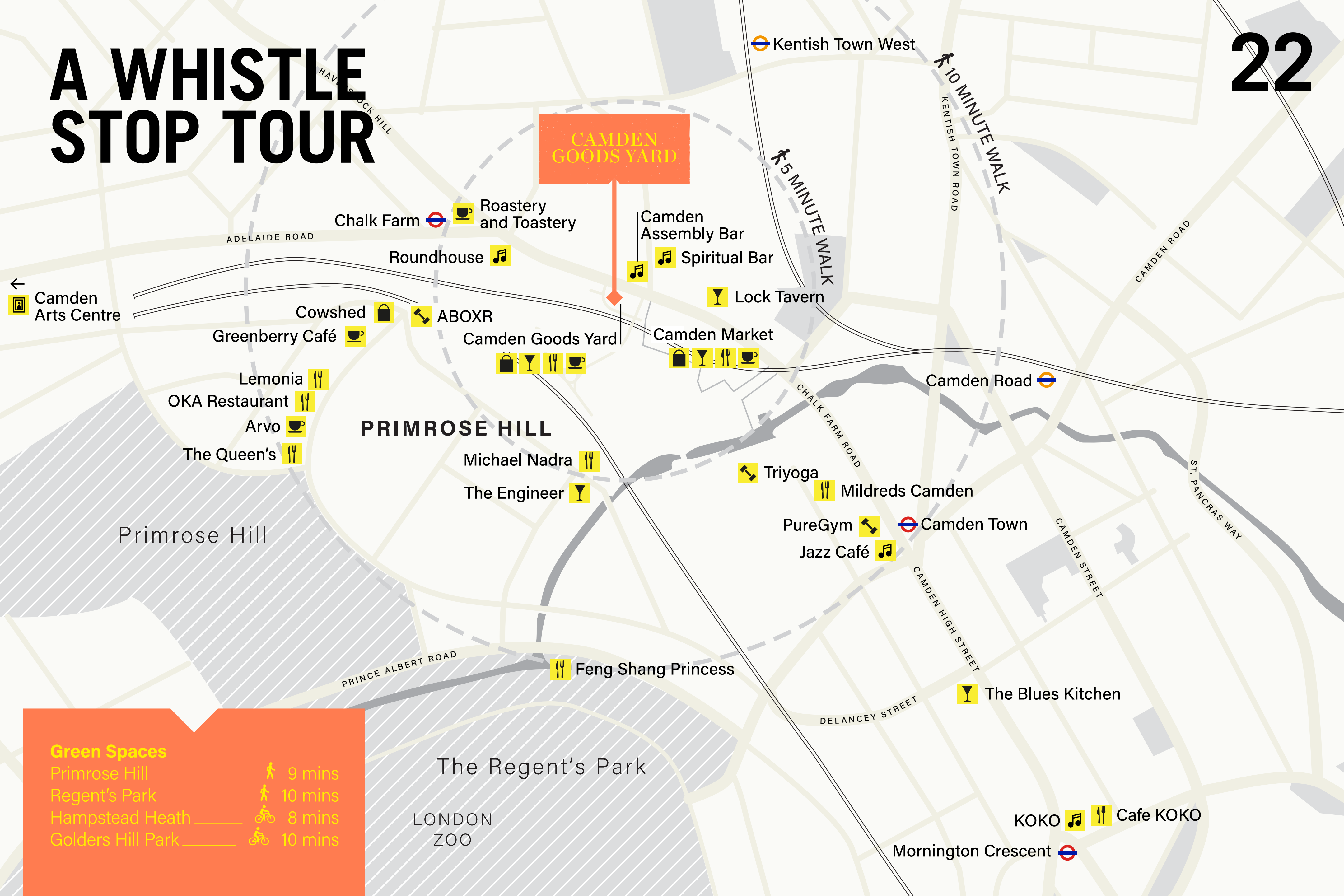
Little Bread Pedlar
Artisan bread & pastries

Michael Nadra
European dishes, with a martini bar and garden



A WHISTLE STOP TOUR

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CONTACT US

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CAMDEN
GOODS YARD
LONDON NW1

Developed by

Berkeley
Designed for life