

# 172 Arlington Road

LONDON NW1

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1st & 2nd floor office space in the heart of Camden

FROM 1,268 TO 2,559 SQ. FT.

Suitable for Business Class E

(Medical, Office, Retail, Leisure etc.)

**DMA**

**RIB**

ROBERT IRVING BURNS

172 ARLINGTON ROAD



## DESCRIPTION

The opportunity is over 2 floors (1st & 2nd Floor) and situated on the corner of Arlington Road and Parkway. The spaces benefit from 3 sides of natural light and features meeting rooms, AC (not tested), breakout space as well as a modern fitted kitchens, 3 WC's and exposed brickwork.



## FINANCES

FLOOR	FIRST	SECOND	TOTAL
Size (sq.ft.)	1,291	1,268	2,559
Quoting Rent (p.a.) excl.	£40,000	£40,000	£80,000
Service Charge	£8,000	£8,000	£16,000
Estimated Rates Payable (p.a.)	£25,200	£20,088	£45,288
<b>ESTIMATED OCCUPANCY COST EXCL. (P.A.)</b>	<b>£73,200</b>	<b>£68,088</b>	<b>£141,288</b>

## AMENITIES

- COMFORT COOLING
- GREAT CEILING HEIGHT
- NEW KITCHENETTE
- NEW LED LIGHTING
- PRIVATE WC
- NEW ENGINEERED TIMBER FLOORING



172 ARLINGTON ROAD





## LOCATION

# LOCATED IN CENTRAL CAMDEN

172 ARLINGTON ROAD

The property is conveniently nestled on the vibrant corner of Arlington Road and Parkway, in the heart of Camden. Strategically situated a mere 75 meters from the bustling Camden Town Station and the vibrant Camden High Street, offering unparalleled accessibility and convenience for your daily commute and business needs.

Experience the ultimate urban lifestyle with an array of amenities at your fingertips. Banks, post office, charming cafes, and restaurants are just steps away, offering a plethora of dining options for your team and clients. Indulge in the eclectic delights of street food and explore the iconic attractions of Camden Lock, all in close proximity.



1ST FLOOR



2ND FLOOR



## THE NEIGHBOURHOOD

172 Arlington Road is cleverly positioned just off the tourist track, providing a peaceful and productive work environment while remaining close enough to the dynamic energy that defines Camden. Strike the perfect balance between productivity and inspiration as you thrive in this dynamic neighborhood.

With its unbeatable location, versatile office spaces, and an array of amenities nearby, 172 Arlington Road is the ideal location for your business. Embrace the vibrant spirit of Camden while enjoying a professional, well-connected workspace.



1. Goodfare Italian

2. Jazz Cafe

3. Purrezza Camden

4. Camden Staysapart Hotel

5. The Underworld

6. Simmons Bar | Camden Town

7. Me Petite Jamaica

8. Tortilla Camden

9. BrewDog Camden



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## FURTHER INFORMATION

### LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Available from October 2025. Upon completion of legal formalities.

### LEGAL COSTS

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

### EPC

Available on request.

### VAT

The building is elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.



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## CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

### **Jim Clarke**

020 7927 0631

Jim@rib.co.uk

### **Matthew Mullan**

020 7927 0622

Matthewm@rib.co.uk

### **Ronald Laser**

020 7491 7777

rlaser@dmproperty.com

### **Thomas D'arcy**

020 7927 0648

thomas@rib.co.uk

# **DMA**

# **RIB**

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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. April 2026