



GREENLAND PLACE

LONDON NW1

RIB

ROBERT IRVING BURNS

DESCRIPTION

4 Greenland Place is one of Camden's original Victorian warehouses that has been extended and refurbished. The Ground and 1st floor are set to become vacant and will be refurbished to provide exposed brickwork, original industrial machinery, front and rear natural light. The floors will further benefit from comfort cooling and new kitchenettes.

In addition the floors have timber flooring, modern lighting and Cat V cabling. Each floor also benefits from dedicated male and female WCs.

There are some useful pay and display parking bays directly opposite the property in Greenland Place.



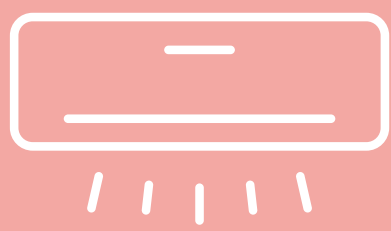
2ND FLOOR FOR INDICATIVE PURPOSES

ACCOMMODATION

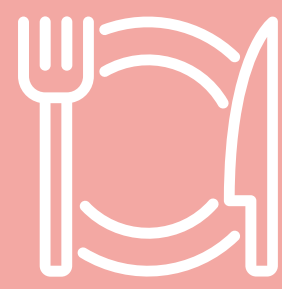
Description	Area (m²)	Area (ft²)	PSF	PAX
Ground floor office	116.1	1250	£40.00	£50,000
First floor office	113.71	1224	£37.50	£45,900
Total	229.81	2474		£95,900



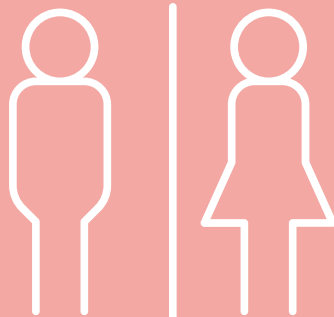
4 GREENLAND PLACE OVERVIEW:



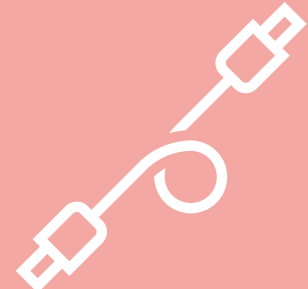
Air-cooling



Brand new kitchenette



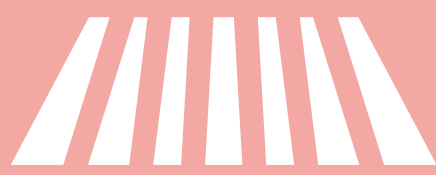
Newly refurbished WCs



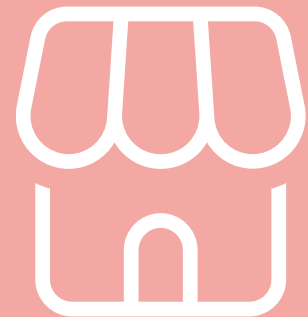
Cat V cabling ready to connect



Great connectivity



Moments From Camden High Street



Moments from the Market



Beautiful original features



Newly refurbished 2nd floor and newly built 3rd floor

WELCOME TO NW1

Step into Camden, one of London’s most iconic and eclectic neighbourhoods, where every corner tells a story and every street pulses with energy.

Known for its vibrant markets, legendary music scene, and alternative spirit, Camden is where individuality thrives and creativity takes centre stage.



Camden Market



Regent’s Canal



St Martins Gardens



WALKING TIMES TO STATION

Camden Road		2
Camden Town		7
Kentish Town West		15
KX St Pancras		19
Chalk Farm		20
Euston		22

FOOD & DRINK

Blues Kitchen	1
BrewDog Camden	2
Camden Bakery	3
Fabler Bakery Camden	4
Lyttleton Arms	5
Haché	6
Panadera	7
Mr Ji	8
Il Sugo	9

SHOPPING

Camden Market	10
Coal Drops Yard	11
Whole Foods	12
Sainsbury's	13
M& S	14

PARKS

St Martins Gardens	15
Regent's Park	16
Camden Highline	17

LANDMARKS/CULTURE

KOKO	18
Jazz Cafe	19
Regent's Canal	20

HEALTH & FITNESS

Triyoga	21
FG London Tennis	22
F45 Training	23

FURTHER INFORMATION

LEASE

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954,for aterm to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

TBC

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2ND FLOOR FOR INDICATIVE PURPOSES

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. July 2025.



ROBERT IRVING BURNS