

RIB

ROBERT IRVING BURNS

UNIT 1

CENTRIC CLOSE

OVAL ROAD, LONDON NW1 7EP

Only £21.90 per sq ft!



UNIQUE SELF-CONTAINED & MODERN
COMMERCIAL PREMISES

2,284 SQ FT

*AVAILABLE
TO LET*

Explore This Property

Centric Close, Unit 1 – Camden, NW1

A rare opportunity to acquire a modern, self-contained commercial unit extending to 2,284 sq ft (212.19 sq m), positioned within a secure and attractive gated courtyard development in the heart of Camden.

Arranged over lower ground floor level, the property benefits from excellent ceiling heights of approximately 3.4 metres, full-height glazing and a large central lightwell, creating a bright and contemporary working environment with a strong sense of volume and natural light throughout.

The unit is fully fitted to a high specification, including air conditioning (not tested), LED lighting, raised access floors, WCs, a fitted kitchen/breakout area and dedicated cycle storage, making it immediately occupiable for a wide range of occupiers.

Centric Close is ideally located within close walking distance of Camden Town Underground Station, Camden Market, Regent's Canal and Primrose Hill, offering excellent transport connectivity and a vibrant surrounding amenity base.

The property is suitable for a variety of commercial occupiers under Class E use, and will appeal to office, creative, studio, medical and showroom users seeking high-quality, self-contained accommodation in a distinctive courtyard setting.

WHAT IT OFFERS

Air conditioning

LED lighting

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,
such as office, medical, creative, or
showroom.

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.

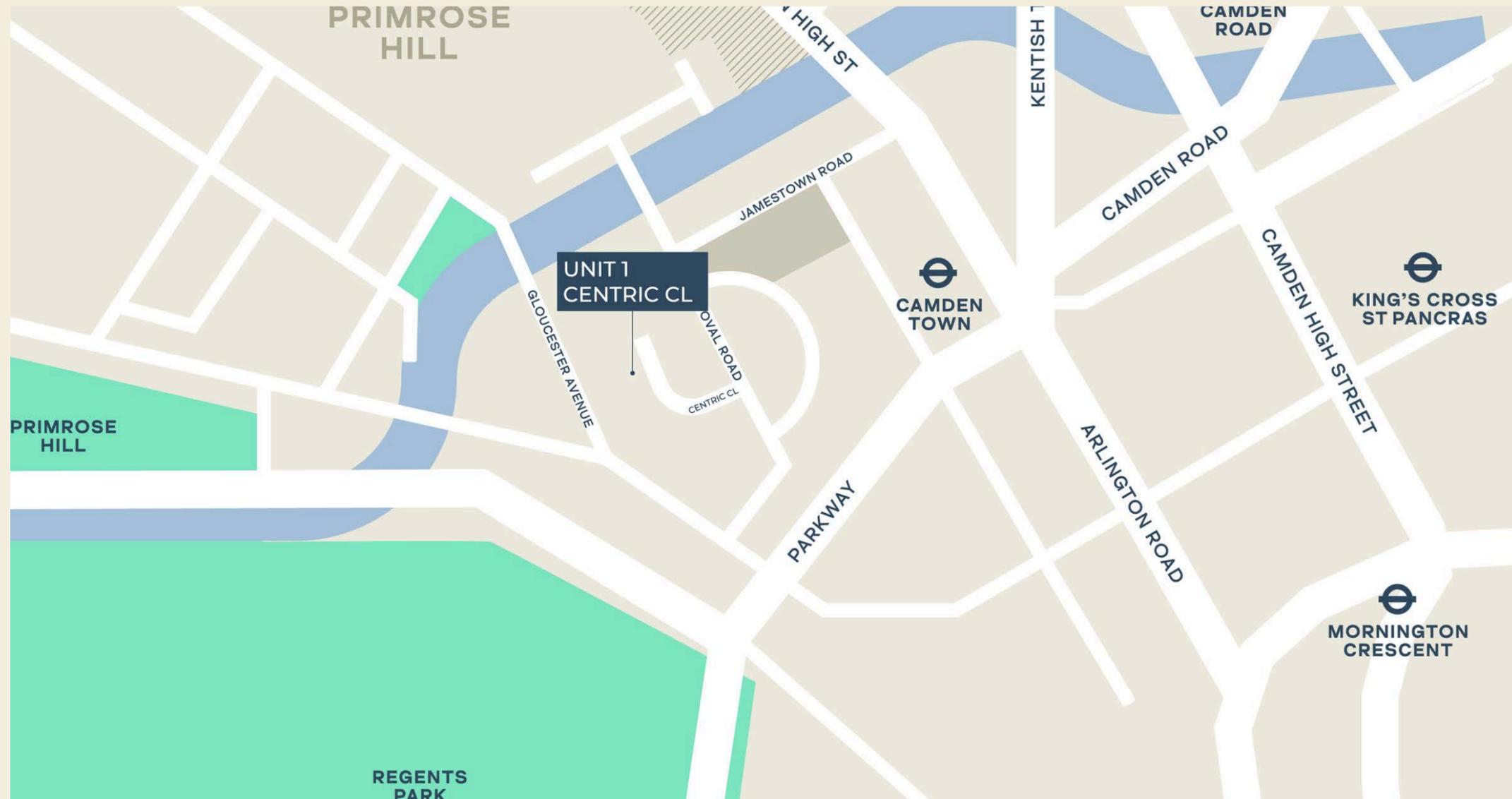
Famous for its alternative scene, Camden offers a wide variety of shops, stalls, and pubs. Its five major markets; Camden Lock, Stables, Canal, Inverness Street, and Buck Street, attract over 100,000 visitors every weekend.

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

Transport

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

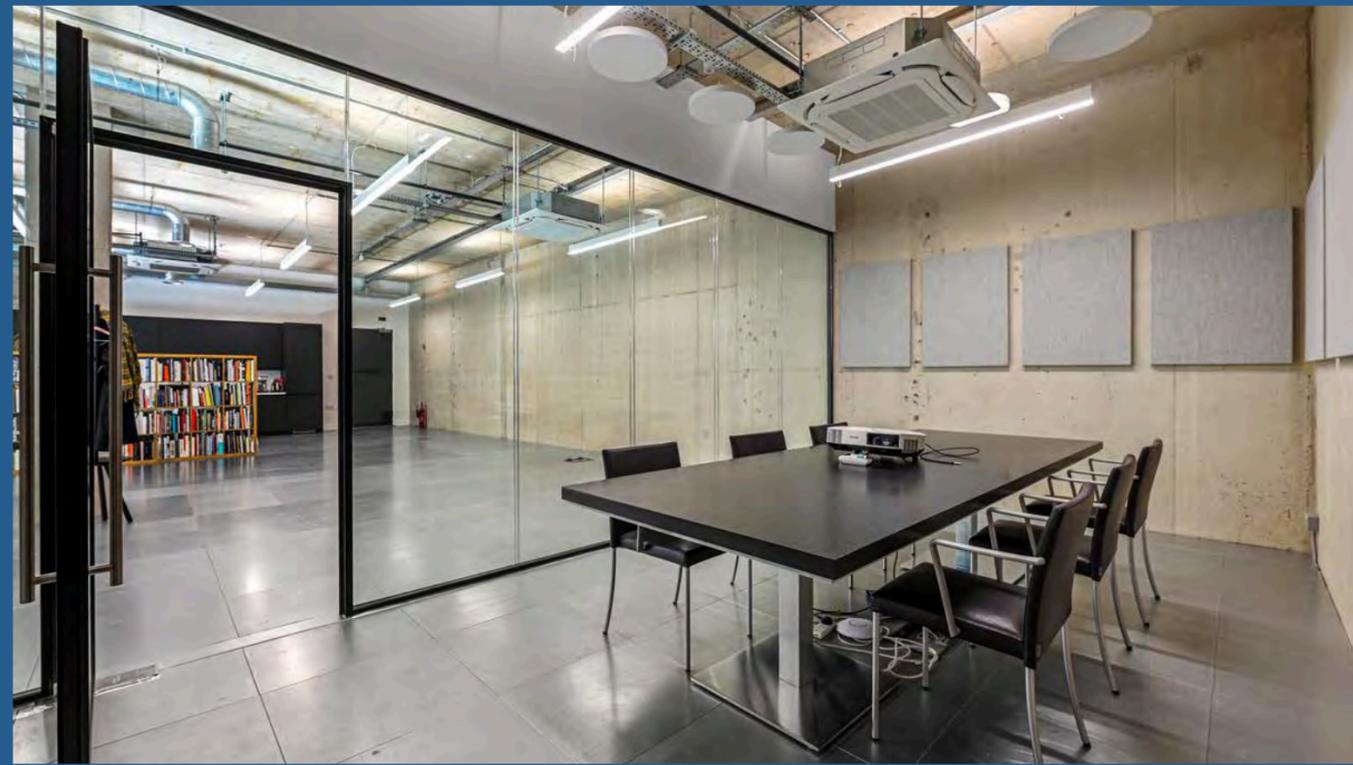
ANGEL UNDERGROUND 7 min	OXFORD CIRCUS 10 min	TOTTENHAM COURT ROAD 10 min	LIVERPOOL STREET 21 min
BOND STREET 15 min	COVNENT GARDEN 16 min	CHARING CROSS 17 min	



FINANCIAL

Lower Ground Floor

Total Size (sq.ft.)	2,284
Quoting Rent (p.a.) excl.	£50,000
Service Charge	£2,159
Estimated Rates Payable (p.a.)	£26,481
Estimated Occupancy Cost excl. (p.a.)	£78,640



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is 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

TBC

FLOOR PLANS

Available on request.

VAT

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.

February 2026

FOR FURTHER INFORMATION CONTACT:

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