

SECOND FLOOR OFFICE / TO LET

# 10 JAMESTOWN ROAD

CAMDEN TOWN / LONDON NW1 7BY

3,070

SQ FT (NIA)

£45.00

PSF ASKING RENT

Now

FITTED & AVAILABLE



# A FITTED CAMDEN WORKSPACE, READY FOR OCCUPATION.

10 Jamestown Road is a modern mixed-use building arranged over five floors. The available second floor provides 3,070 sq ft of fitted office space behind a separate entrance that has recently been refurbished.

The layout combines open-plan working areas with meeting rooms and private offices. Camden's transport, food, music and market culture are all close by.

**3,070**

SQ FT / SECOND FLOOR

**£45.00**

PSF ASKING RENT

**£75.77**

PSF TOTAL OCCUPANCY COST

**Now**

AVAILABLE / NEW LEASE



JAMESTOWN ROAD / STREET ELEVATION





## SUMMARY SPECIFICATION

Fitted office accommodation with generous natural light, enclosed rooms and everyday amenities, all behind a dedicated, recently refurbished entrance.



### Fully fitted

Desks and soft seating already in place



### Air conditioning

Ceiling cassette units



### Excellent natural light

Generous daylight to the working areas



### On-floor kitchenette

Fitted tea point on the floor



### Meeting rooms

Enclosed rooms off the open plan



### Private offices

Cellular offices within the demise



### Separate entrance

Dedicated, recently refurbished arrival



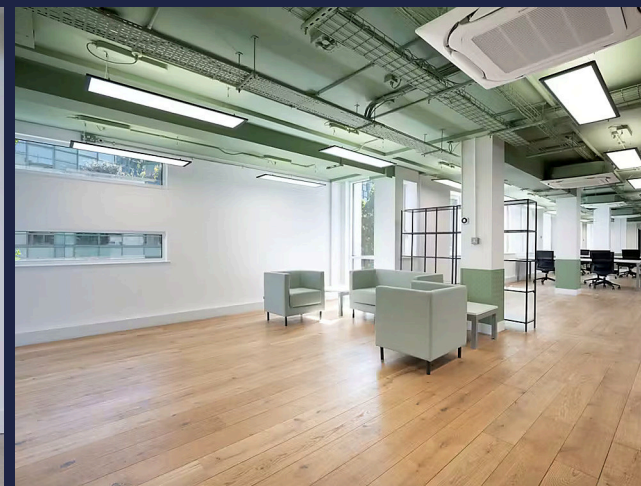
### Ready for occupation

Available now, no fit-out required





THE SECOND FLOOR / OPEN PLAN



## AVAILABILITY / TERMS

# SECOND FLOOR

3,070 sq ft · 285.2 sq m

FITTED OFFICE / AVAILABLE NOW

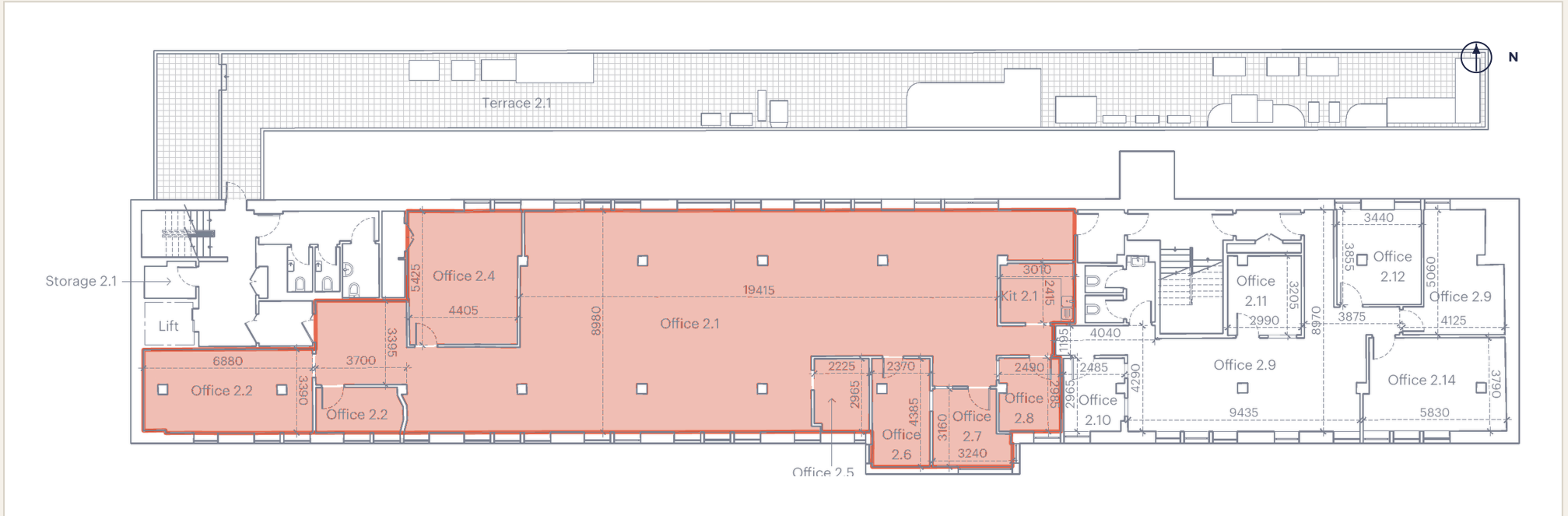
New lease outside the Landlord and Tenant Act 1954. Quoted figures are subject to contract.

## OCCUPANCY COSTS

|                      |        |     |
|----------------------|--------|-----|
| RENT                 | £45.00 | psf |
| RATES PAYABLE        | £23.77 | psf |
| SERVICE CHARGE       | £7.00  | psf |
| TOTAL OCCUPANCY COST | £75.77 | psf |

# SECOND FLOOR PLAN

3,070 SQ FT / 285.2 SQ M



Demised area: second floor, 3,070 sq ft

Adjoining accommodation: not included

## OPEN PLAN

Generous central working area

## PRIVATE ROOMS

Meeting rooms and offices

## KITCHENETTE

On-floor amenity

## ARRIVAL

Separate office entrance

Demise 2 highlighted. Survey area 285.24 sq m / 3,070.2 sq ft, supplied September 2022. Plan is indicative and not to scale.



# AT THE HEART OF CAMDEN.

Camden Town has grown from a cultural landmark into a well-established business hub, and the building sits right in the middle of it.

Jamestown Road benefits from strong footfall and proximity to Camden Town station on the Northern line. The area attracts global names, Dr. Martens among them, alongside a mix of retail, leisure and food and beverage that runs from morning through to late into the evening.

At its heart is Camden Market, home to more than 1,000 shops, stalls, bars and cafés. It is curated by the same investor behind Hawley Wharf, a 550,000 sq ft scheme that has further transformed the Camden Lock area, blending retail, leisure, dining and office space.

**1,000+**

SHOPS, STALLS AND BARS / CAMDEN MARKET

**550,000**

SQ FT / HAWLEY WHARF SCHEME

**Curzon · LABS · STAY**

HAWLEY WHARF ANCHOR TENANTS



CAMDEN LOCK



CAMDEN MARKET



CAMDEN HIGH STREET

# CAMDEN ON YOUR DOORSTEP.

Camden Market, Hawley Wharf and the area's music, food and retail scene are all within a few minutes' walk.

## WALK TIMES

|                     |               |        |
|---------------------|---------------|--------|
| Camden Town         | NORTHERN LINE | 8 min  |
| Camden Road         | OVERGROUND    | 12 min |
| Chalk Farm          | NORTHERN LINE | 13 min |
| Mornington Crescent | NORTHERN LINE | 15 min |

## MAP KEY

### RESTAURANTS / BARS

- 01 Blues Kitchen
- 02 Camden Head
- 03 Pizza Pilgrims
- 04 Jazz Café
- 05 Earl of Camden
- 06 Dolsot
- 07 Daphne
- 08 Sushi Serenade
- 09 Andy's Greek Taverna
- 10 Lumi

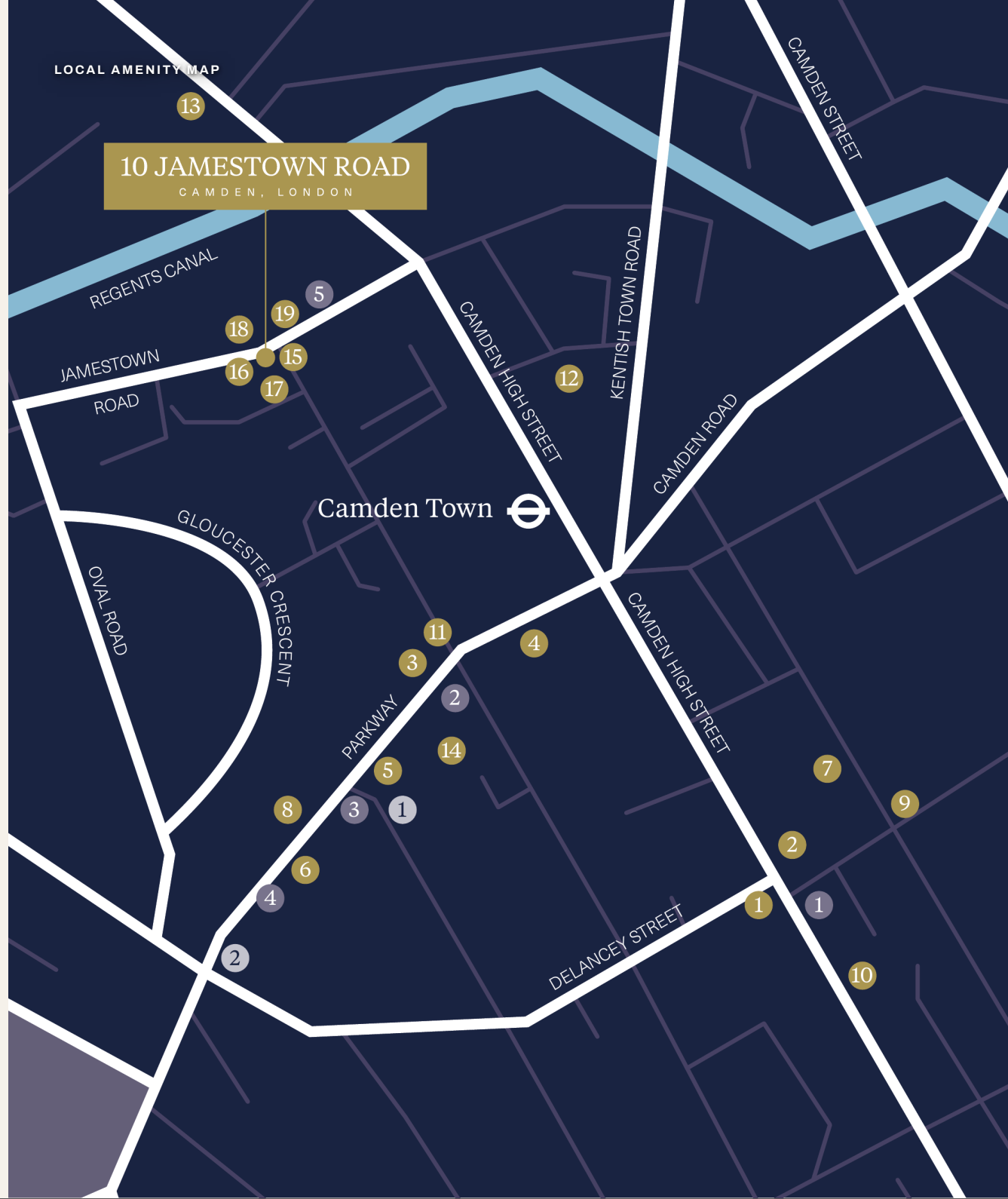
### CAFÉS / FITNESS

- 11 Jamon Jamon
- 12 Boxpark
- 13 Camden Market
- 14 Whole Foods Market
- 15 Nandos
- 16 Shrimp Shack
- 17 Turtle Bay
- 18 Wagamamas
- 19 Mildreds Camden

### FITNESS

- 01 Camden Bakery
- 02 Gails
- 03 Barman Coffee
- 04 Coffee Jar
- 05 Caffè Nero
- 01 Basement Gym & Studio
- 02 Rumble

## LOCAL AMENITY MAP





# FURTHER INFORMATION

Viewings strictly through the joint letting agents.

**bbg**  
real estate london

020 3713 1950  
BBGREAL.COM

## Fergus Findlay

**M** 07796 510 205  
**E** fergus.findlay@bbgreal.com

## Will Newton

**M** 07880 242 178  
**E** will.newton@bbgreal.com

**JOHN D WOOD**

020 7629 9050  
JOHNDWOOD.COM

## Craig Van Straten

**T** 020 7629 9050  
**M** 07763 928238  
**E** craigvanstraten@johndwood.com

## George Cracknell

**T** 020 7629 9050  
**M** 07384 897647  
**E** georgecracknell@johndwood.com

## Sam Marks

**T** 020 7629 9050  
**M** 07436 060203  
**E** sammarks@johndwood.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors or agents and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated 2026.



THE REFURBISHED ENTRANCE / 10 JAMESTOWN ROAD