

18-20 Pancras Square

RIB

ROBERT IRVING BURNS

Camden, NW1

To Let

LUXURY REFURBISHED OFFICE ACCOMMODATION

Suitable for Class E (Offices, Medical & Educational)

2,465 SQ.FT

Description

If you're seeking luxury refurbished office accommodation, look no further!

These offices has been fitted with a range of meeting rooms which showcase slatted wood on feature walls and halo lighting for presentation areas which contrasts well with the exposed industrial ducting.

These offices boast excellent levels of natural light, helped further by it's floor to ceiling volumes. This last remaining floor offers the opportunity to create a unique self-contained office space with branding opportunity on the frontage. There is also access to a courtyard overlooking Regents Canal, dedicated to the commercial tenants.



Specifications

- High quality private workspace
- Fitted with meeting rooms
- Air conditioning
- Secure private parking
- Excellent natural light
- Demised restrooms
- UV-reducing double glazed windows
- Demised kitchenette
- Reception area
- Good ceiling height
- Private courtyard overlooking Regent's Canal





Location

AMENITIES

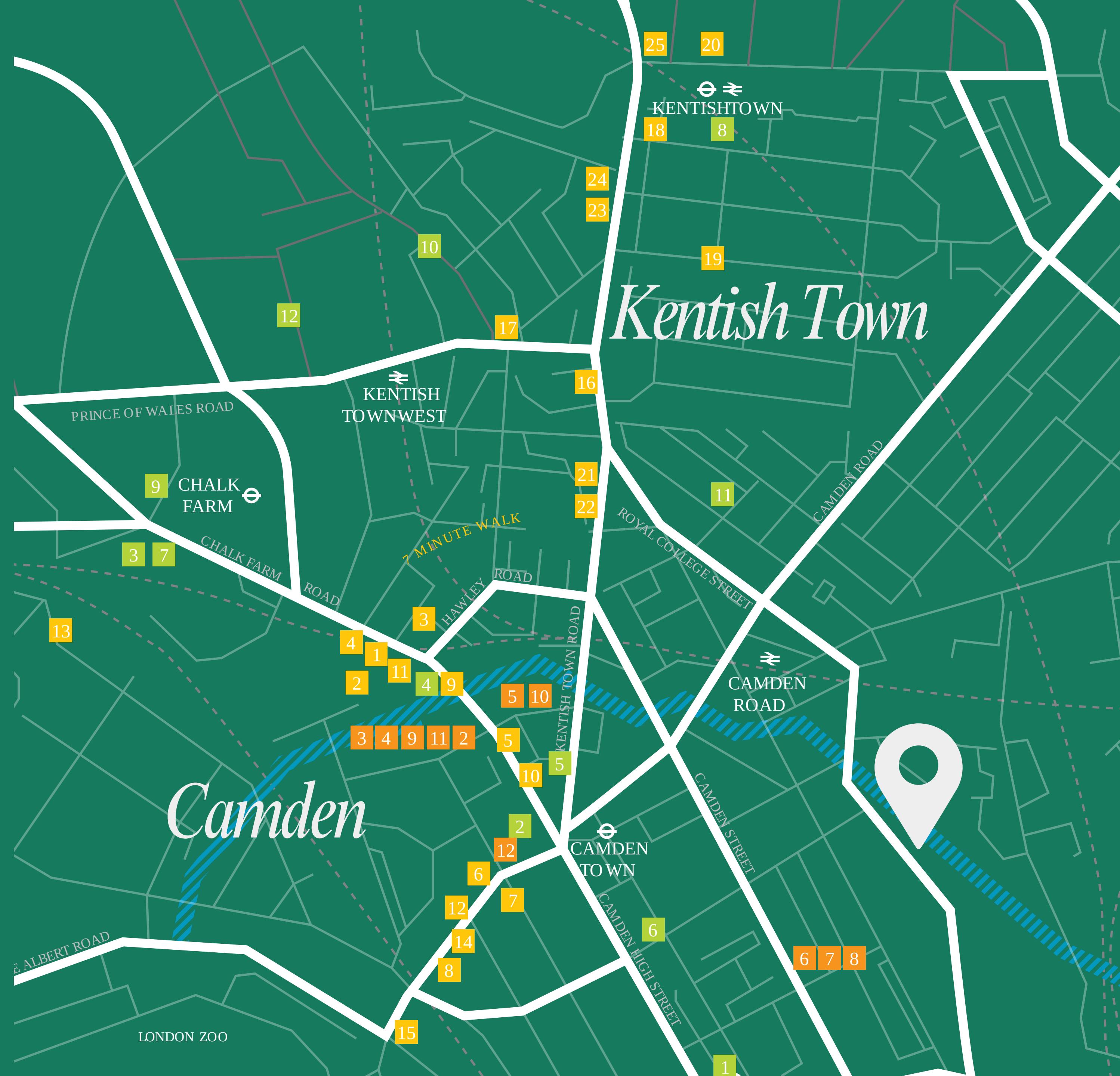
- 1 KOKO
- 2 Jazz Café
- 3 The Roundhouse
- 4 Camden Market
- 5 Buck Street Market
- 6 Blue's Kitchen
- 7 Amazon Fresh
- 8 Bomo Garden Centre
- 9 In Motion
- 10 Lunar Cycles
- 11 Natural Health
- 12 St Pancras Boxing Club

FOOD & DRINK

- 1 Philippe Conticini
- 2 Rudy's Dirty Vegan Diner
- 3 The Cheese Bar
- 4 The Farrier
- 5 Mildreds
- 6 Pizza Pilgrims
- 7 Gail's Bakery
- 8 The Coffee Jar
- 9 Burger & Beyond
- 10 Haché Burgers
- 11 Chin Chin Labs
- 12 Namas te Kitchen
- 13 Lemonia

OCCUPIERS

- 14 Purezza
 - 15 York & Albany
 - 16 Doppio Coffee
 - 17 The Fields Beneath
 - 18 Knowhere Special
 - 19 The Lion and Unicorn
 - 20 The Pineapple
 - 21 Albion's
 - 22 Arancini Brothers
 - 23 Bengal Lancer
 - 24 E. Mono
 - 25 The Rabbit Hole
1. British Heart Foundation
 2. Doctor Martens
 3. Bauer Media
 4. RNIB
 5. Via.com
 6. Piercy & Co
 7. French Connection
 8. Hugo Boss
 9. Star Lizard
 10. Lyle & Scott
 11. SSP
 12. Itch
 13. ASOS



Financials

Size(q. ft.)	2,465
Quoting Rent (p. a.)	£90,000
Estimated Rates Payable (p. a.)	£36,608
Service Charge (p.a.)	£12,325
Estimated Rates Payable (p. a.)	£138,933

Floor plan



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

The building is elected for VAT.

EPC

59C

Henry Bacon

020 7927 0646

Henry@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Contact us

RIB

ROBERT IRVING BURNS

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. May 2026