THE STATION

A new platform.

CAMDEN GOODS YARD
LONDON NW1

22,000 SQ FT
BRAND NEW WORKSPACE

02

OVERVIEW

Your next stop. With an open lateral floorplate, flexible layouts, natural light, and a thriving local scene of cafés, markets, and music, it's the ideal spot for your business to thrive.

22,000 sq ft
Of premium workspace

A place for business
From start ups to global giants

Cycle friendly
Cycle parking and end-of-trip facilities

The right connections
Just 4 mins to King's Cross and 11 mins to Oxford Circus from Camden Town Station

Local character
From Camden to Primrose Hill, there's plenty to explore within walking distance

Camden Goods Yard
More local retail, workshops, cafés and restaurants

Sustainability wins
With a BREEAM 'Excellent' and EPC A rating.

CAMDEN GOODS YARD

THE STATION



Camden Town
10 mins walk

Chalk Farm
6 mins walk

CAMDEN MARKET

REGENT'S PARK

PRIMROSE HILL

ROUNDHOUSE

Computer generated images are indicative only and subject to change.
Travel times are approximate only. Source: Google Maps.

CAMDEN GOODS YARD

GIG

100K SQ FT
HQ AT THE GIG

27K+ OF
FURTHER OFFICES

11 WORKSHOP
SPACES

The Station is set among a thriving new mixed-use neighbourhood.

With **217,000 sq ft** of commercial space there is potential for extra cafés, restaurants, amenities, and workshops to flourish.

Computer generated images are indicative only and subject to change.



GOING THE EXTRA MILE

8 RETAIL & DINING LOCATIONS INCLUDING A NEW FARM-TO-FORK ROOFTOP RESTAURANT



636 LUXURY APARTMENTS

40% OF CAMDEN GOODS YARD WILL BE LANDSCAPED



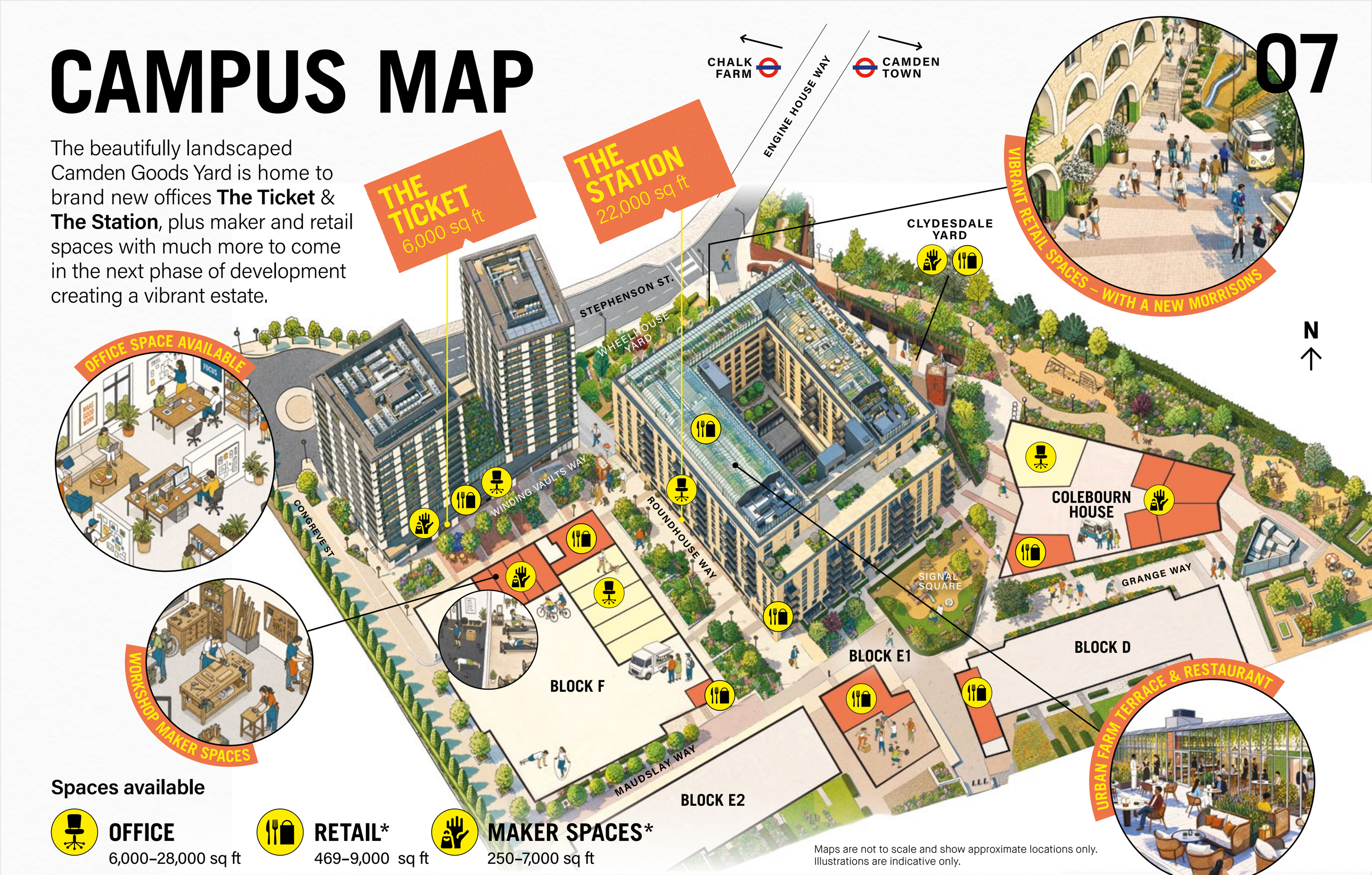
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48,000 SQ FT FLAGSHIP SUPERMARKET



CAMPUS MAP

The beautifully landscaped Camden Goods Yard is home to brand new offices **The Ticket** & **The Station**, plus maker and retail spaces with much more to come in the next phase of development creating a vibrant estate.



Spaces available

OFFICE
6,000–28,000 sq ft

RETAIL*
469–9,000 sq ft

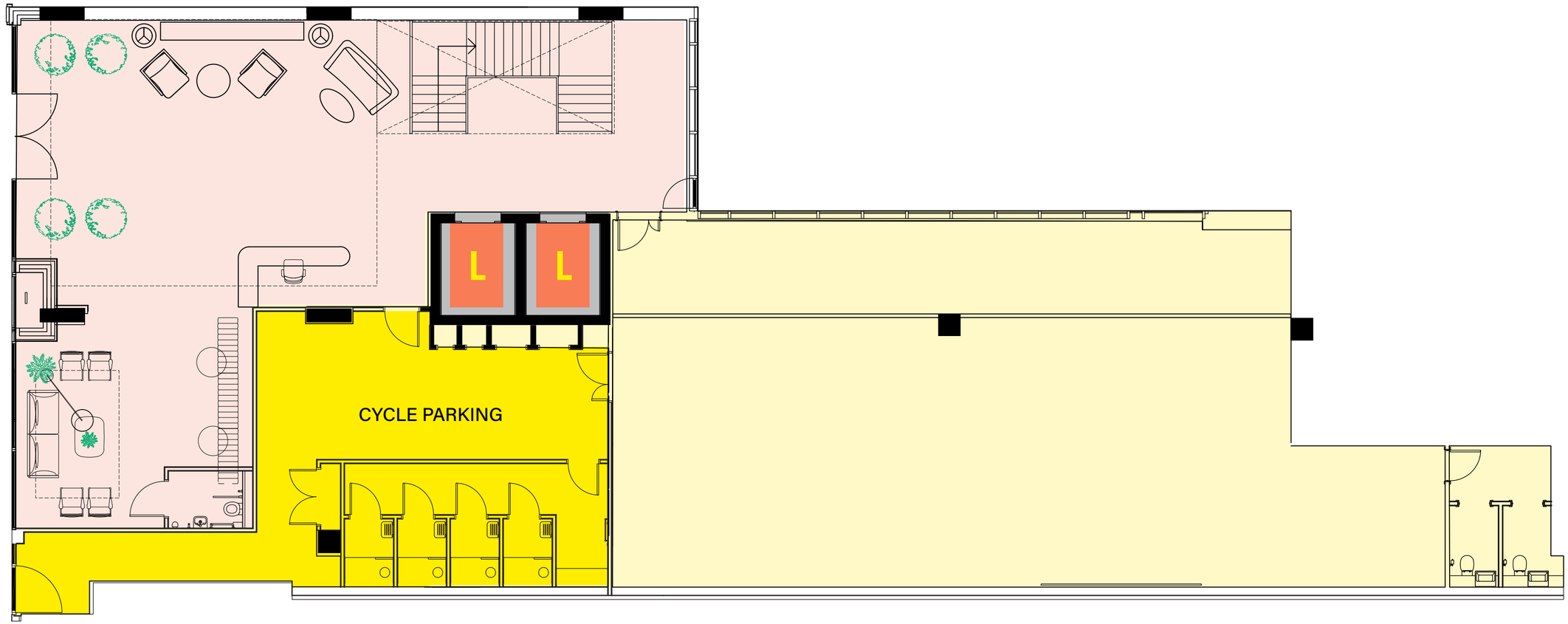
MAKER SPACES*
250–7,000 sq ft

*Total available floorspace across the whole site

Maps are not to scale and show approximate locations only.
Illustrations are indicative only.

YOUR ARRIVAL

Reception



Key

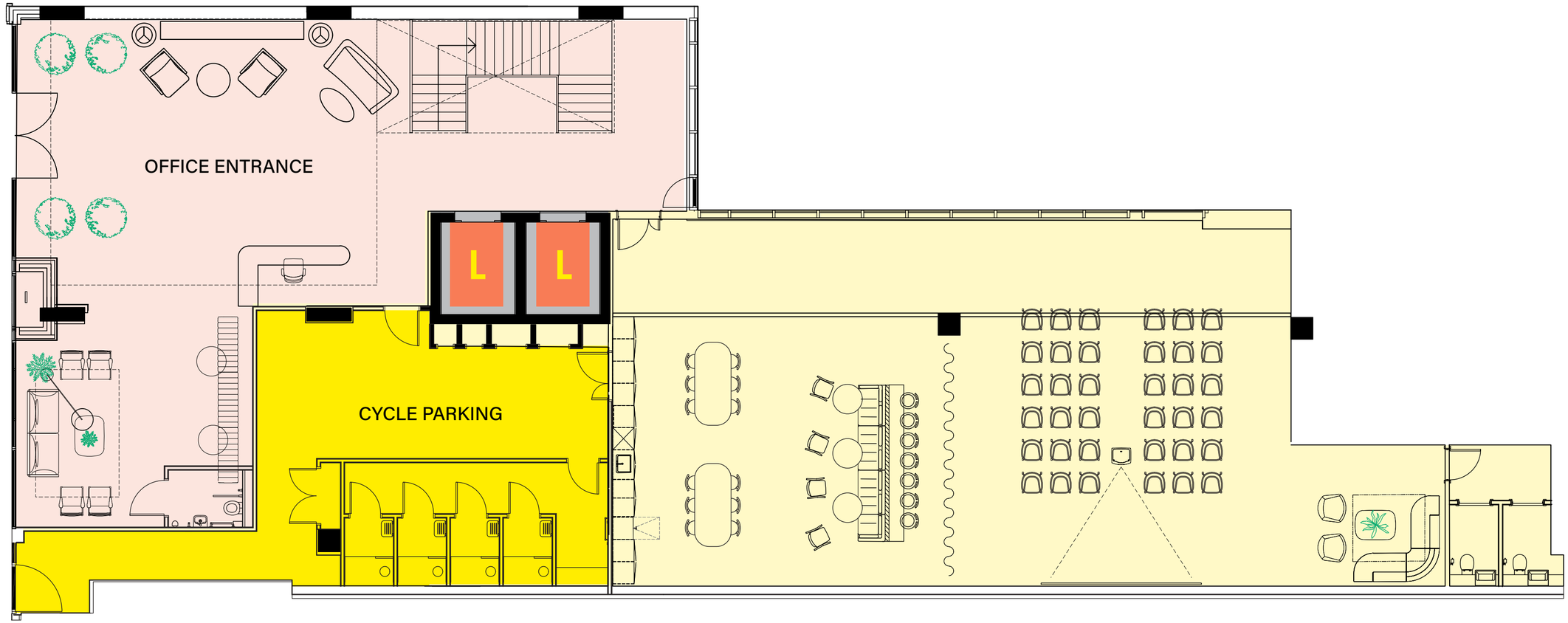
End of trip facilities

Measurement subject to verification upon completion of works.

GROUND FLOOR

RECEPTION	1,452 SQ FT
OFFICE	2,140 SQ FT

N



Key

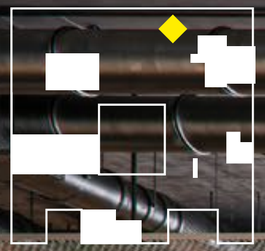
- End of trip facilities
- Entrance area

Measurement subject to verification upon completion of works.

GROUND FLOOR SPACEPLAN

Reception	1,452 sq ft
Offices	2,140 sq ft
End of trip facilities	897 sq ft

N



Level 01 workspace

Computer generated images are indicative only and subject to change.



Level 01 workspace



Key

Terraces

LEVEL 01

18,863 SQ FT

N

Measurement subject to verification upon completion of works.



Terrace



Key

Terraces

LEVEL 01 SPACEPLAN

N

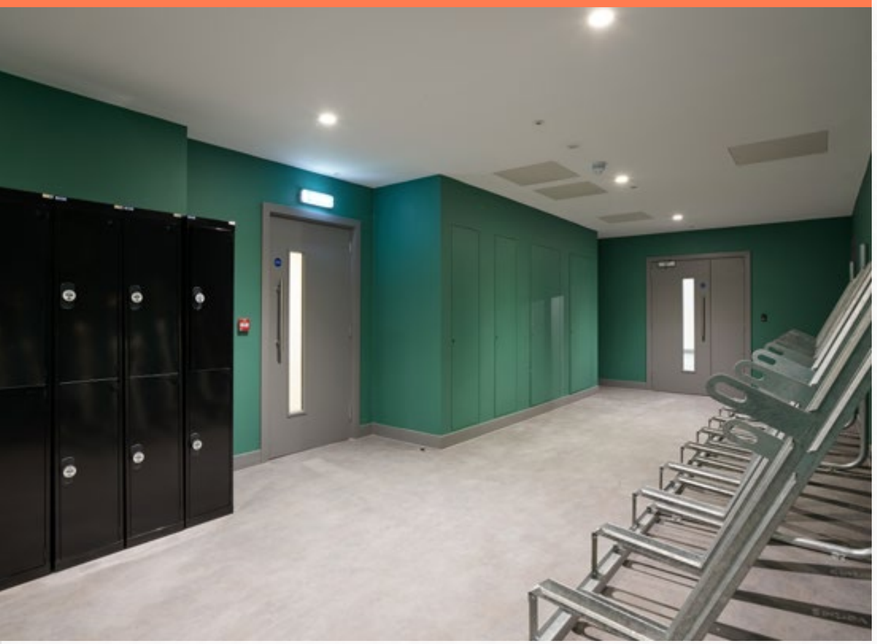
Open plan desking	192
Meeting room: 8 person	6
Meeting room: 12 person	2
Call room: 1&2 person	16
Tea point	2
Phone booth	22
WCs	17
Terraces	2



Potential for flexible workspace / event space

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LAST STOP



Changing Rooms High spec changing facilities with 4 showers

Cycle Storage 18 cycle spaces

Private 18 lockers

SUMMARY SPECIFICATIONS

Self-contained opportunity

Double height arrival reception

Delivered to high quality **CAT A specification**

Brand new **VRF** exposed air conditioning system

LED lighting

Finished floor to ceiling height **2.75m – 4.7m**

Abundant **natural light**

Expansive **flexible** floor plate

2 private landscaped terraces

SUSTAINABILITY

BREEAM EXCELLENT – CODE FOR A SUSTAINABLE BUILT ENVIRONMENT – BRE GLOBAL

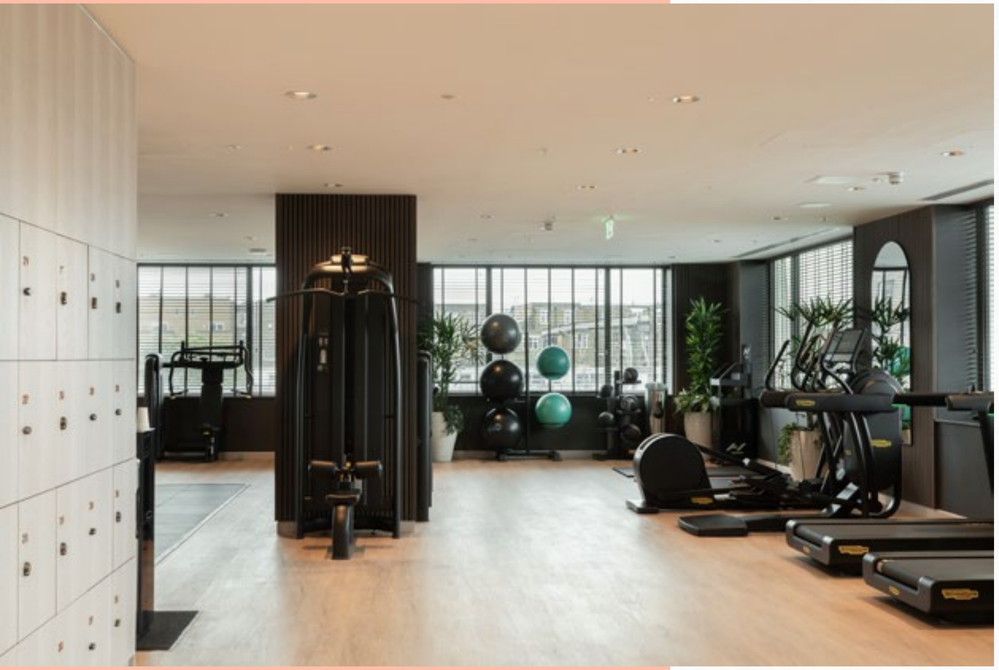
EPC A

All electric building

FIT STOP

Office tenants will have access to the gym*





*T&Cs apply

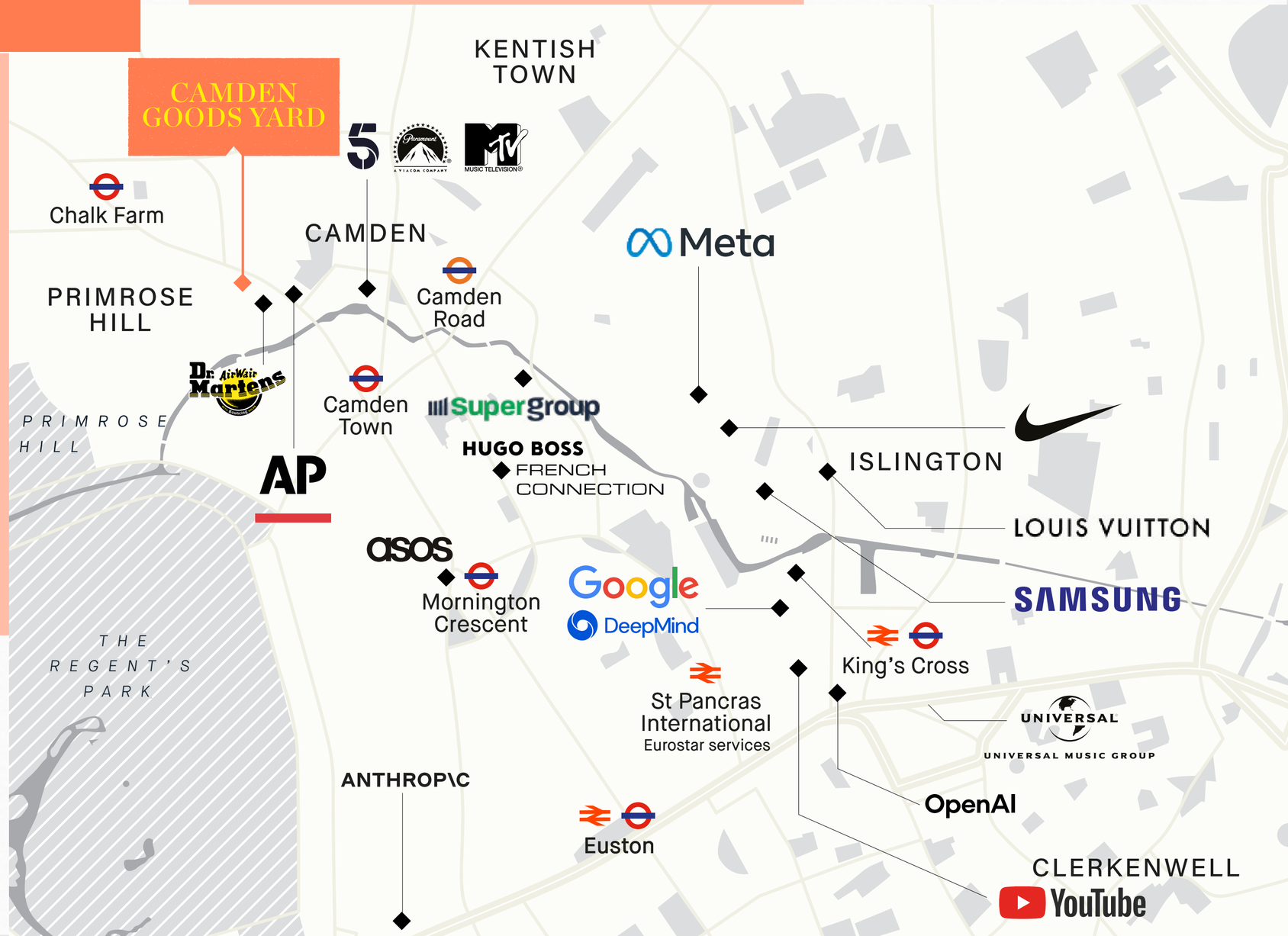


BUSINESS CLASS

> "Camden is a much more diverse, multicultural environment than either of the world's bigger tech areas, the Bay Area or Beijing. It's one of the best places in the world to start a business."
>
> **SAUL KLEIN**
> Founder, LocalGlobe Venture Capital Firm.

From global giants to small start ups, NW1 is fast becoming the destination of choice for astute business owners.

This dynamic district is a global hub of academic excellence, cultural richness and cutting-edge innovation. Home to a multitude of world-class scientific, academic, and educational institutions, the area boasts one of the highest concentrations of such organisations anywhere in the world.



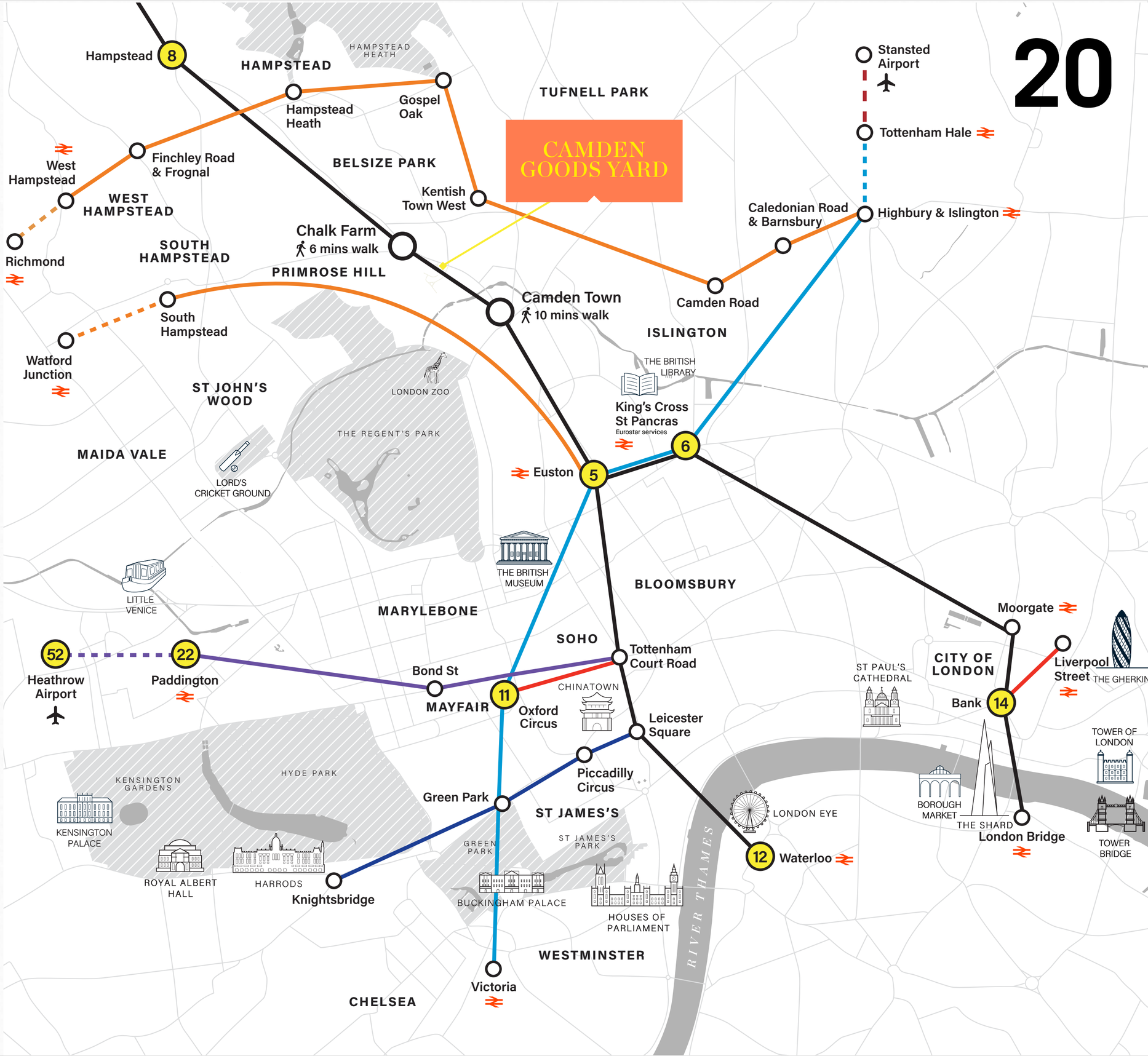
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FAST TRACK

A short walk from Chalk Farm and Camden Town tube stations, many of London's major transport hubs can be reached in minutes.

EUSTON	KING'S CROSS	OXFORD CIRCUS
5 MINS	6 MINS	11 MINS
WATERLOO	**BANK**	**PADDINGTON**
12 MINS	14 MINS	22 MINS

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THE SCENIC ROUTE

The NW1 postcode is a scenic tapestry of diverse neighbourhoods, each offering its own unique charm. Immerse yourself in the artistic atmosphere of Chalk Farm or explore the historic streets of Primrose Hill.



Lifestyle images are indicative only and subject to change.

↖ **Camden Market**
World-famous & eclectic

← **Primrose Hill**
Spectacular views across London

Primrose Hill Shops →
Boutique shops, cafés and restaurants





OFF THE BEATEN TRACK

Camden has an incredible diverse range of places to eat and drink from budget to luxury tastes.

Oka Restaurant

Pan-Asian cuisine

Little Bread Pedlar

Artisan bread & pastries

Michael Nadra

European dishes, with a martini bar and garden





Lifestyle images are indicative only and subject to change.

A WHISTLE STOP TOUR

CAMDEN GOODS YARD

Kentish Town West

10 MINUTE WALK

KENTISH TOWN ROAD

5 MINUTE WALK

CAMDEN ROAD

HAVERSTOCK HILL

ADELAIDE ROAD

Chalk Farm

Roastery and Toastery

Roundhouse

Camden Assembly Bar

Spiritual Bar

Lock Tavern

Camden Arts Centre

Cowshed

ABOXR

Greenberry Café

Camden Goods Yard

Camden Market

Lemonia

OKA Restaurant

Arvo

The Queen's

PRIMROSE HILL

Camden Road

CHALK FARM ROAD

Michael Nadra

The Engineer

Triyoga

Mildreds Camden

PureGym

Camden Town

Jazz Café

CAMDEN STREET

ST. PANCRAS WAY

CAMDEN HIGH STREET

PRINCE ALBERT ROAD

Feng Shang Princess

The Blues Kitchen

DELANCEY STREET

Primrose Hill

The Regent's Park

LONDON ZOO

KOKO

Cafe KOKO

Mornington Crescent

Green Spaces

Primrose Hill	9 mins
Regent's Park	10 mins
Hampstead Heath	8 mins
Golders Hill Park	10 mins

CONTACT US

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CAMDEN GOODS YARD
LONDON NW1

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