

# TOP R R KWAY.

**CAMDEN NW I**

5,664 - 11,396 sq ft available



# THE BUILDING



2

10 Parkway is a fitted and furnished office building. Set over LG, G & 3 upper floors, it has been designed to provide vertical connectivity between floors. With predominantly open plan work space to suit a variety of business users.

The building itself sits adjacent to Camden High Street and the tube station, with easy connection to King's Cross, The West End and The City.



# THE SPACE

The building has a period facade, contrasted with an edgy industrial internal specification to suit the inherent character of Camden. Internally the space has exposed ceilings and services, brick and steel throughout the building.



# THE DETAIL

The building provides a unique opportunity, being fully fitted and furnished to suit a range of occupiers.



Reception



2 passenger lifts



Exposed 4 pipe cooling fresh air system



Finished floor to ceiling height 3.2m - 3.6m



Metal tiled raised floor, 130mm clear void



LED linear suspended G7 lighting



Secure bike storage



Shower facilities on each floor



## Schedule of areas



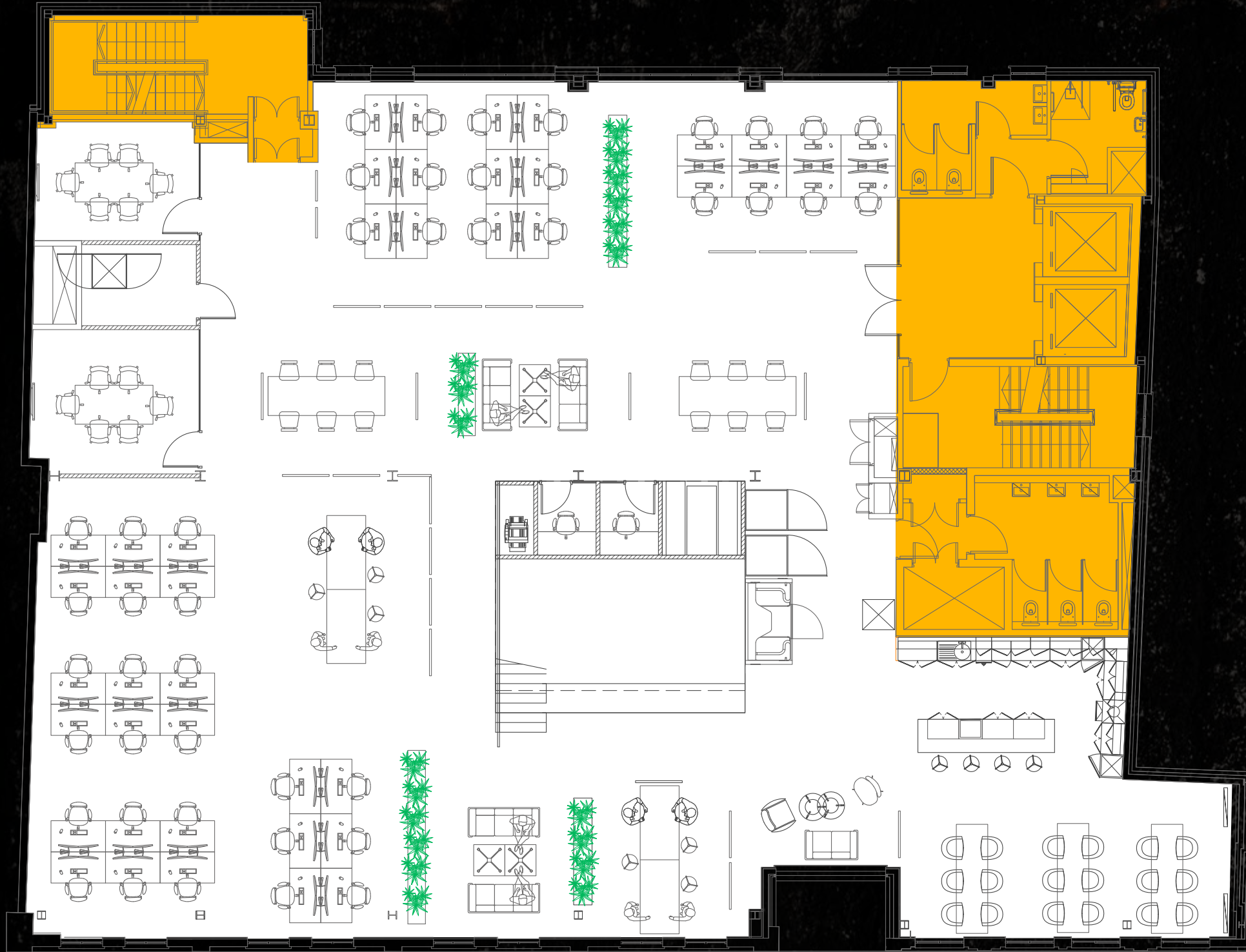
FLOOR	AVAILABILITY	SQ FT	SQ M
<b>3rd</b>	<b>Available</b>	<b>5,664</b>	<b>526</b>
<b>2nd</b>	<b>Available</b>	<b>5,732</b>	<b>533</b>
1st	Let	5,539	515
Ground	Let	5,285	491
Lower Ground	Let	4,984	463
<b>Total</b>		<b>11,396</b>	<b>1,059</b>



SCHEDULE OF AREAS

Second floor  
5,732 sq ft

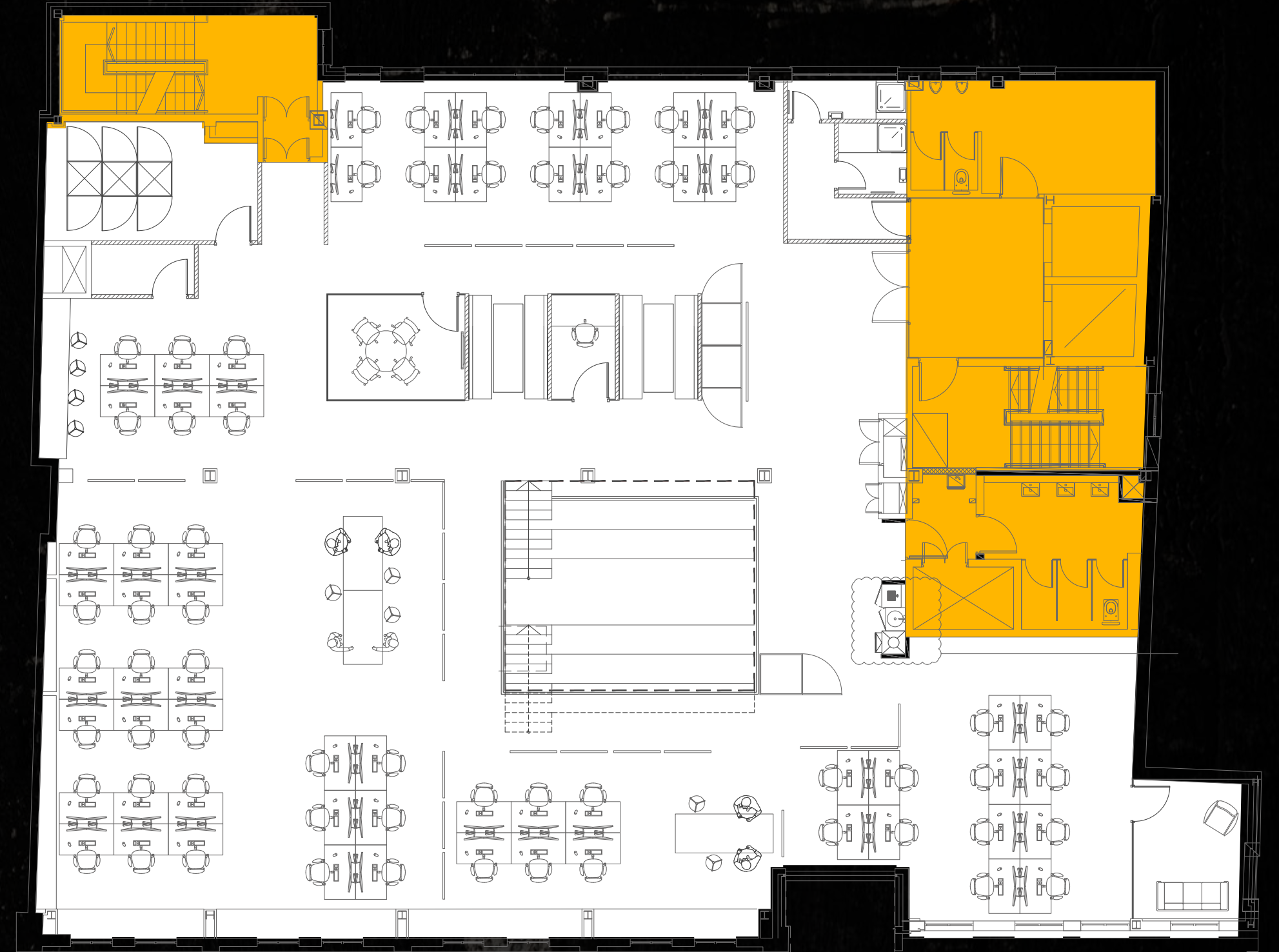
Available



- 44 x Workstations
- 2 x 6-person meeting room
- 2 x 4-person meeting room
- 2 x Lounge
- 1 x Breakout area
- 5 x Quiet rooms

Third floor  
5,664 sq ft

Available



- 64 x Workstations
- 1 x Meeting room
- 1 x 4-person meeting room
- 1 x 2-person meeting room
- 2 x Booths
- 3 x Quiet rooms

Key

- Office
- Core

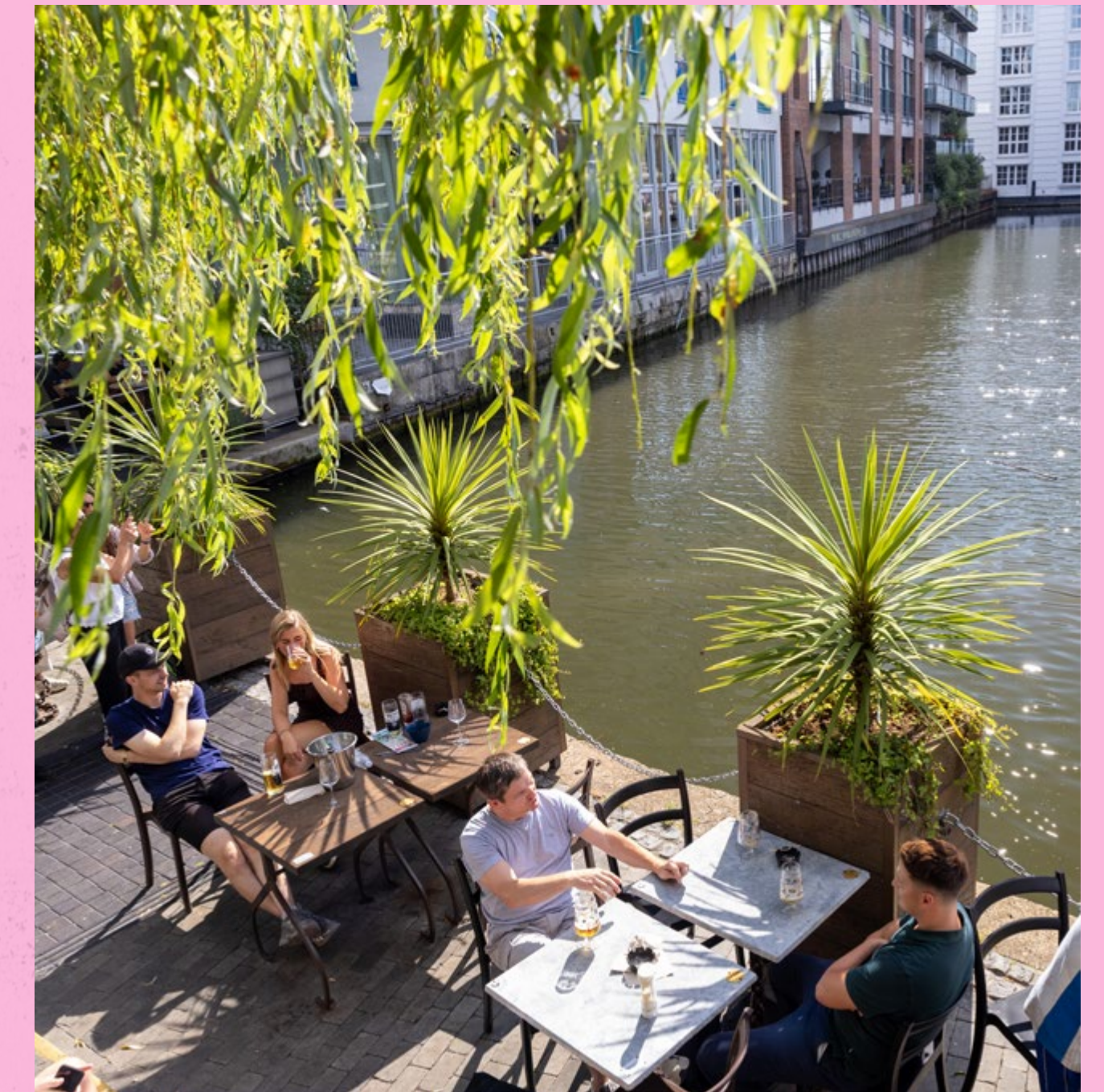
Floor plans not to scale. For identification purposes only.

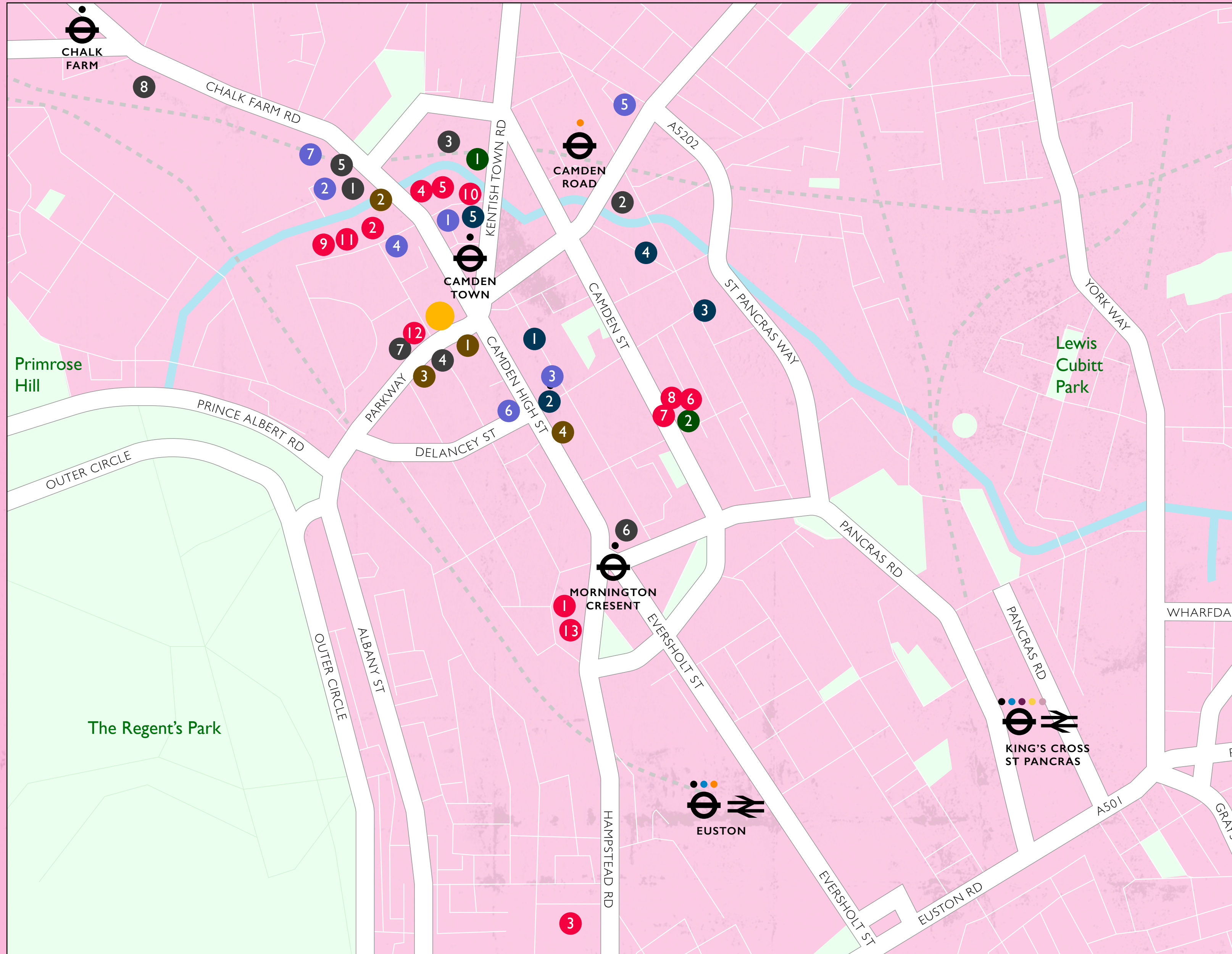


# C A M D E N

Camden Town is steeped in a rich cultural history. It is an established business location and home to Hugo Boss, Dr Martens, ASOS and Viacom.

Its streets are populated with diverse retail offerings including household names and independent boutiques. Regent's Park, Primrose Hill and The Regent's Canal provide an opportunity to escape the office. After hours Camden's world renowned music scene draws a host of exciting acts. Camden Market's food court, with a wide range of local restaurants and bars, offers exciting dining experiences and night-life.





# THE LOCALS

## BUT COFFEE FIRST

1. Black Sheep Coffee
2. Blank Street Coffee
3. Gail's Bakery
4. LUMI

## GRAB A BITE

1. Buck Street Market
2. Camden Lock Village
3. Daphne
4. Mildreds
5. Roger's Kitchen
6. The Blues Kitchen
7. The Stables Market

## SWIG AND SLURP

1. BrewDog
2. Camden Head
3. Golden Lion
4. Prince Albert
5. Simmons Bar

## MIND & BODY

1. Camden Boxing Club
2. F45 Training

## SPOTLIGHT ON

1. Camden Market
2. Cob Gallery
3. Curzon cinema
4. Jazz Café
5. Junkyard Golf Club
6. KOKO
7. ODEON cinema
8. Round House

## IN GOOD COMPANY

1. British Heart Foundation
2. Doctor Martens
3. Bauer Media
4. MTV Studios
5. Viacom
6. Piercy & Co
7. French Connection
8. Hugo Boss
9. Star Lizard
10. Lyle & Scott
11. SSP
12. Itech
13. ASOS

EDWARD CHARLES  
& PARTNERS W 1  
CHARTERED SURVEYORS

**Jamie Shuttle**  
07788 414332  
020 7009 2306  
jshuttle@edwardcharles.co.uk

**Ian Bradshaw**  
07468 525486  
020 7009 2314  
ibradshaw@edwardcharles.co.uk

**Oliver Mitchell**  
07769 310206  
020 7009 2300  
omitchell@edwardcharles.co.uk

**allsop**

**Harry Theakston**  
07500 847045  
020 7543 6842  
harry.theakston@allsop.co.uk

**Jemima Mitchell**  
07391 407816  
020 7344 2632  
jemima.mitchell@allsop.co.uk

DISCLAIMER: Misrepresentations Act 1967: (i) Although maximum care has been taken to ensure the accuracy of the information contained within this report, such information is subject to change and confirmation. (ii) No liability will be accepted by Edward Charles & Partners for any loss arising from information contained within this report as it may have been provided by a third party source and will require verification. (iii) This report provides a general outline only for the guidance of prospective purchasers and does not constitute the whole or any part of an offer or contract. (iv) No employee of Edward Charles & Partners has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (v) Rents and prices stated within this report may be subject to VAT. April 2026.

