

# DOCKRAY PLACE, NWI

13,859 SQ FT  
CANAL-SIDE, SELF-CONTAINED OFFICE SPACE TO LET IN  
CAMDEN, NWI



↑ WC &  
Phonebooths  
→ Lifts  
Printer  
Meeting Rooms



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Phonebooths  
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Printer  
Meeting Rooms

## DESCRIPTION

Dockray Place features a self-contained 1st floor office suite of 13,859 sq ft. The space benefits from exposed services, excellent natural light and raised floors, with the flexibility to take fitted or fully managed.

The building sits directly on the Regent's Canal in the heart of Camden Town, just a few minutes from Camden Town and Chalk Farm stations. The property is well located to benefit from the wealth of bars, cafés and restaurants Camden has to offer.

## AMENITIES



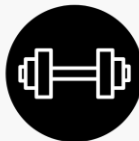
GREAT CEILING HEIGHTS



SELF-CONTAINED



SHOWERS



ONSITE GYM



FLOOR TO CEILING GLAZING



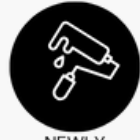
DDA COMPLIANT



PRIME LOCATION



LIFT



NEWLY REFINISHED

## READY TO GO CANAL-SIDE CREATIVE WORKSPACE



## TRANSPORT

Camden Road – 5 Mins Walk



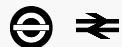
Chalk Farm – 10 Mins Walk



Camden Town – 5 Mins Walk



Kentish Town – 13 Mins Walk

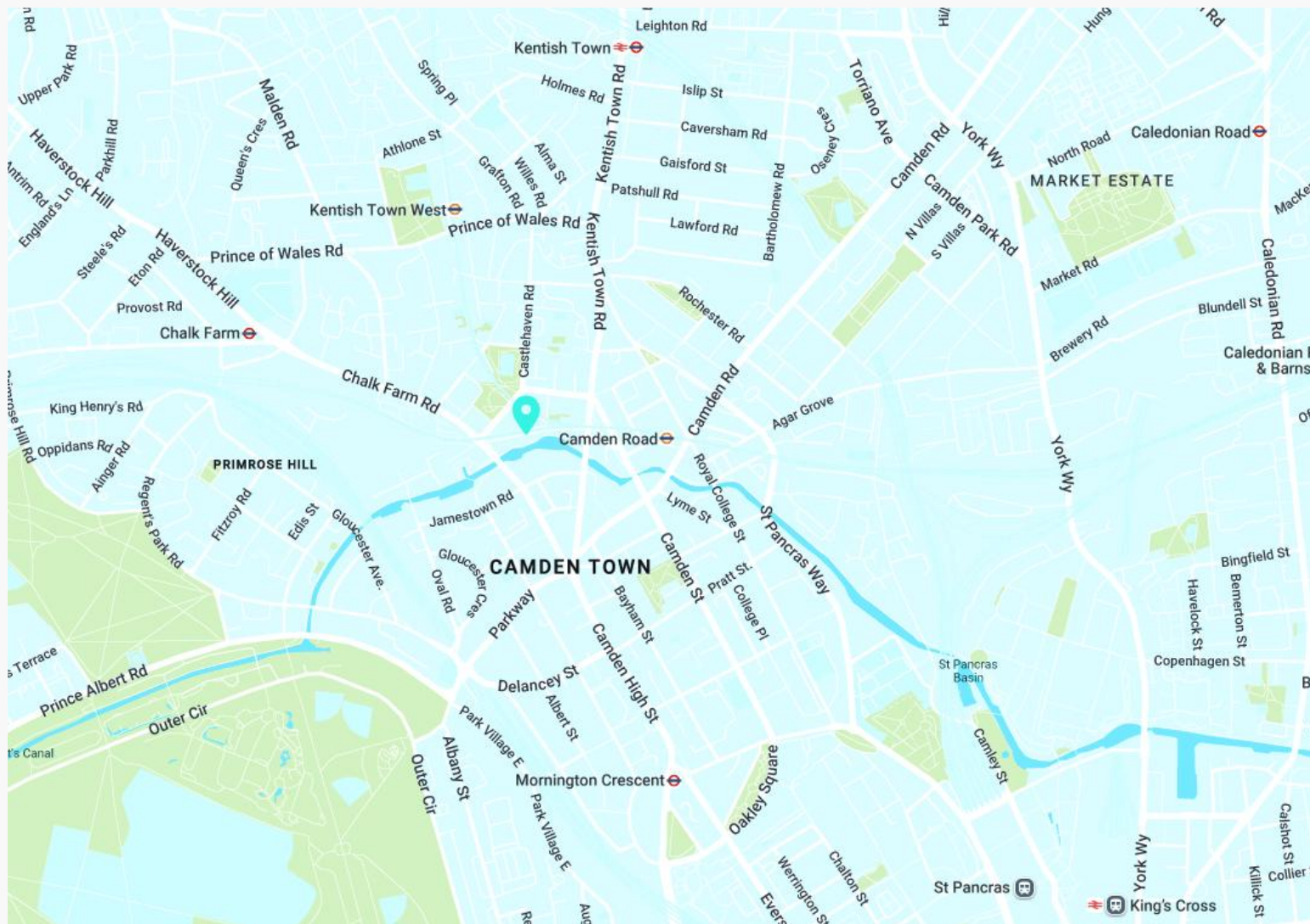


## AREA

Located directly on the Regent's Canal, Dockray Place sits within a vibrant stretch of Camden Town. It enjoys excellent connectivity, just a short walk from Camden Town, Chalk Farm and Camden Road stations.

The area remains one of London's most vibrant hotspots, home to diverse retail, leisure, and food and drink, catering to all occupiers' needs throughout the working day and night.

## LOCATION



AVAILABILITY

| UNIT                  | SIZE (SQ.FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-----------|------------|-------------|----------------------|-------------|
| 1 <sup>st</sup> Floor | 13,859       | Available | £62.50     | £28.50      | £9.86                | £116,484    |

LEASE

Available by way of new lease to be contracted outside of the Landlord and Tenant act 1954

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

\*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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