STRICTLY CONFIDENTIAL

13 Hawley Crescent

LONDON NW1

TO LET

Self-contained ground floor premises in the heart of Camden

SUITABLE FOR BUSINESS CLASS E
(OFFICES, RETAIL, MEDICAL ETC.)

DESCRIPTION

13 Hawley Crescent comprises a substantial, self-contained ground floor premises in the heart of Camden, currently occupied by a serviced office provider.

The accommodation is presently configured to provide a combination of open-plan workspace and a series of glazed meeting rooms and private offices, offering a flexible working environment suitable for a variety of occupiers.

The premises benefits from an abundance of natural light from both the front and rear elevations, further enhanced by skylights towards the rear of the accommodation.

The existing fit-out includes an open-plan kitchen and desking area towards the front of the premises, with a series of glass-partitioned meeting rooms and cellular offices arranged towards the rear.

Whilst the existing configuration would lend itself particularly well to office, serviced workspace, medical and consulting occupiers, the premises could also be stripped out and delivered in a configuration to suit an incoming tenant's requirements, subject to terms and contract.

The accommodation offers an interesting opportunity for an occupier seeking a substantial, self-contained floorplate in Camden, with the flexibility to retain the existing fit-out or explore alternative configurations and uses, subject to the necessary consents.

AMENITIES

- SELF-CONTAINED GROUND FLOOR PREMISES
- EXISTING FITTED OFFICE ACCOMMODATION
- OPEN-PLAN WORKSPACE
- GLAZED MEETING ROOMS
- PRIVATE CELLULAR OFFICES
- OPEN-PLAN KITCHEN
- EXISTING DESKING
- ABUNDANCE OF NATURAL LIGHT
- FRONT AND REAR ELEVATIONS
- REAR SKYLIGHTS
- FLEXIBLE ACCOMMODATION AND LAYOUT
- SUITABLE FOR OFFICE, SERVICED WORKSPACE, MEDICAL AND CONSULTING USES

FINANCIALS

TOTAL SIZE (SQ.FT.)	6,780
QUOTING RENT (P.A.)	£210,000
ESTIMATED RATES PAYABLE (P.A.)	TBC
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£210,000**





13 Hawley Crescent

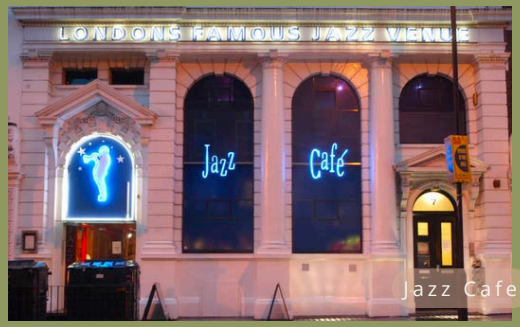


13 Hawley Crescent


Hawley Crescent
WORKLIFE


Purezza Camden


Alexander The Great



Jazz Cafe

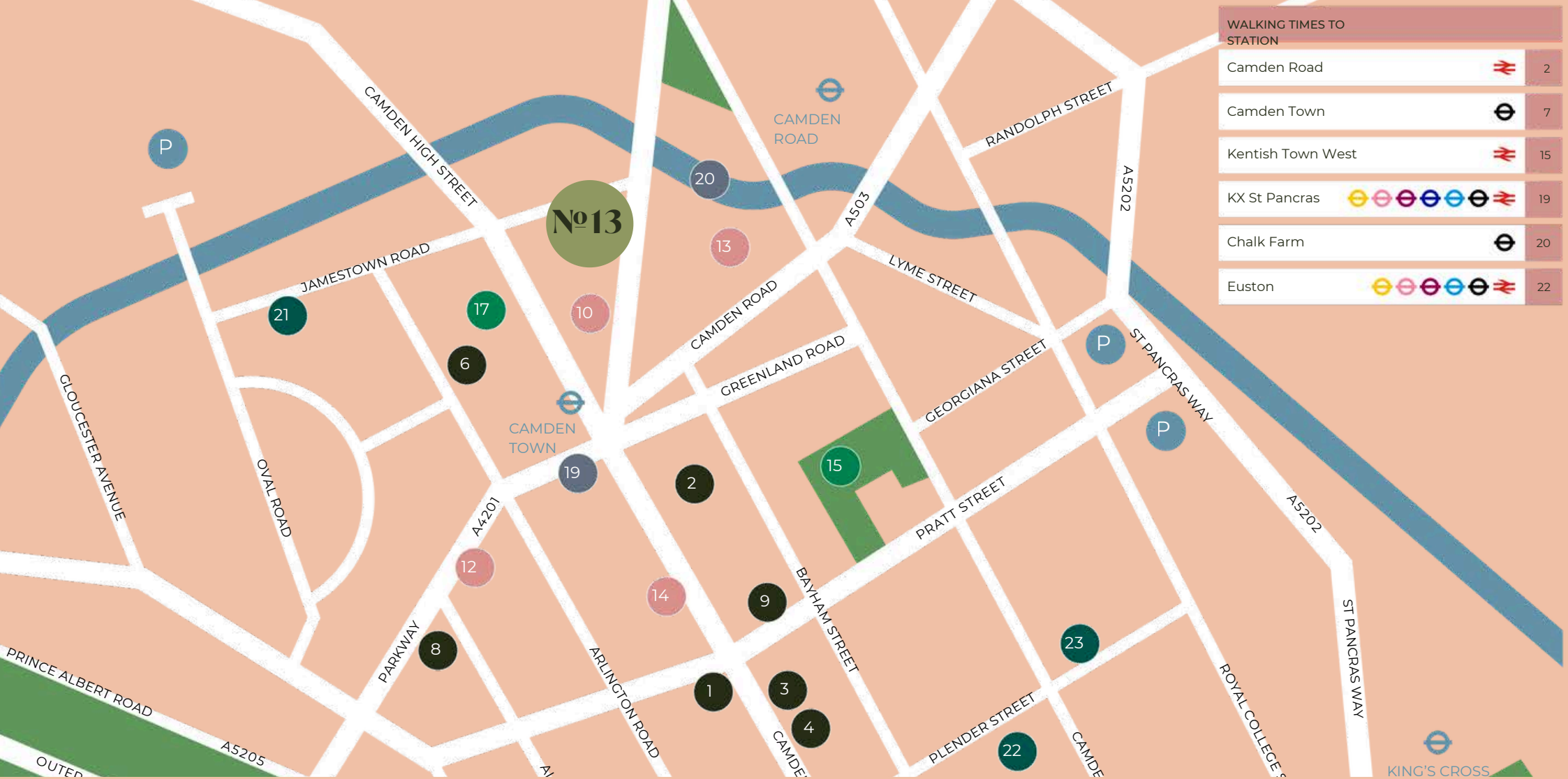

Camden Market

LOCATION

LOCATED IN CENTRAL CAMDEN

The property is ideally situated at 13 Hawley Crescent, in the heart of Camden Town, one of London's most vibrant and sought-after neighbourhoods. Just a 3-minute walk from Camden Town Underground Station and approximately 6 minutes from Camden Road Overground Station, the property benefits from excellent transport connections, providing convenient access to King's Cross, Central London and beyond.

The surrounding area offers an exceptional range of amenities, with an abundance of cafés, restaurants, bars and independent shops right on the doorstep. The iconic Camden Market and Camden Lock are just moments away, offering an eclectic mix of street food, retail and entertainment. With Regent's Canal and the wider attractions of Camden nearby, the location provides an exciting and convenient setting for businesses, employees and visitors alike.



WALKING TIMES TO STATION	
Camden Road	2
Camden Town	7
Kentish Town West	15
KX St Pancras	19
Chalk Farm	20
Euston	22

FOOD & DRINK

Blues Kitchen	1
BrewDog Camden	2
Camden Bakery	3
Fabler Bakery Camden	4
Lyttleton Arms	5
Haché	6
Panadera	7
Mr Ji	8
Il Sugo	9

SHOPPING

Camden Market	10
Coal Drops Yard	11
Whole Foods	12
Sainsbury's	13
M& S	14

PARKS

St Martins Gardens	15
Regent's Park	16
Camden Highline	17

LANDMARKS/CULTURE

KOKO	18
Jazz Cafe	19
Regent's Canal	20

HEALTH & FITNESS

Triyoga	21
FG London Tennis	22
F45 Training	23

FURTHER INFORMATION

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

POSSESSION
Available from 30th May 2026

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
TBC

VAT
The property is not elected for VAT.

FLOOR PLANS
Scaled floor plans available upon request.

CONTACT US

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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.