

THE STATION

A new platform.

CAMDEN
GOODS YARD
LONDON NW1

**22,455 SQ FT
BRAND NEW WORKSPACE
ARRIVING Q2 2026**



OVERVIEW

03

Your next stop. With a large 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.



22,455 sq ft
Of premium workspace



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



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



A place for business
From start ups to global giants



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



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



Cycle friendly
Cycle parking and end-of-trip facilities

 Camden Town
10 mins walk 

CAMDEN
GOODS YARD
**THE
STATION**

REGENT'S PARK

PRIMROSE HILL

CAMDEN MARKET

ROUNDHOUSE

 Chalk Farm
6 mins walk 

Computer generated images are indicative only and subject to change.

CAMDEN GOODS YARD

05

GIG

**100K SQ FT
HQ AT THE GIG**



**13K+ 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 cafés, restaurants, amenities, and workshops to flourish.



GOING THE EXTRA MILE



8 RETAIL & DINING LOCATIONS INCLUDING A NEW FARM-TO-FORK ROOF TERRACE AND RESTAURANT



644 LUXURY APARTMENTS



40% OF CAMDEN GOODS YARD WILL BE LANDSCAPED



48,000 SQ FT NEW MARKET STORE WITH FRESH HOT & COLD FOOD



MASTER PLAN



The Camden Goods Yard estate is beautifully landscaped to create an environment for all to enjoy.



COMMUNITY GARDENS



LANDSCAPED STEPS



ACTIVE AREAS

-  RETAIL
-  WORKSHOPS
-  OFFICES

Computer generated and lifestyle images are indicative only and subject to change.

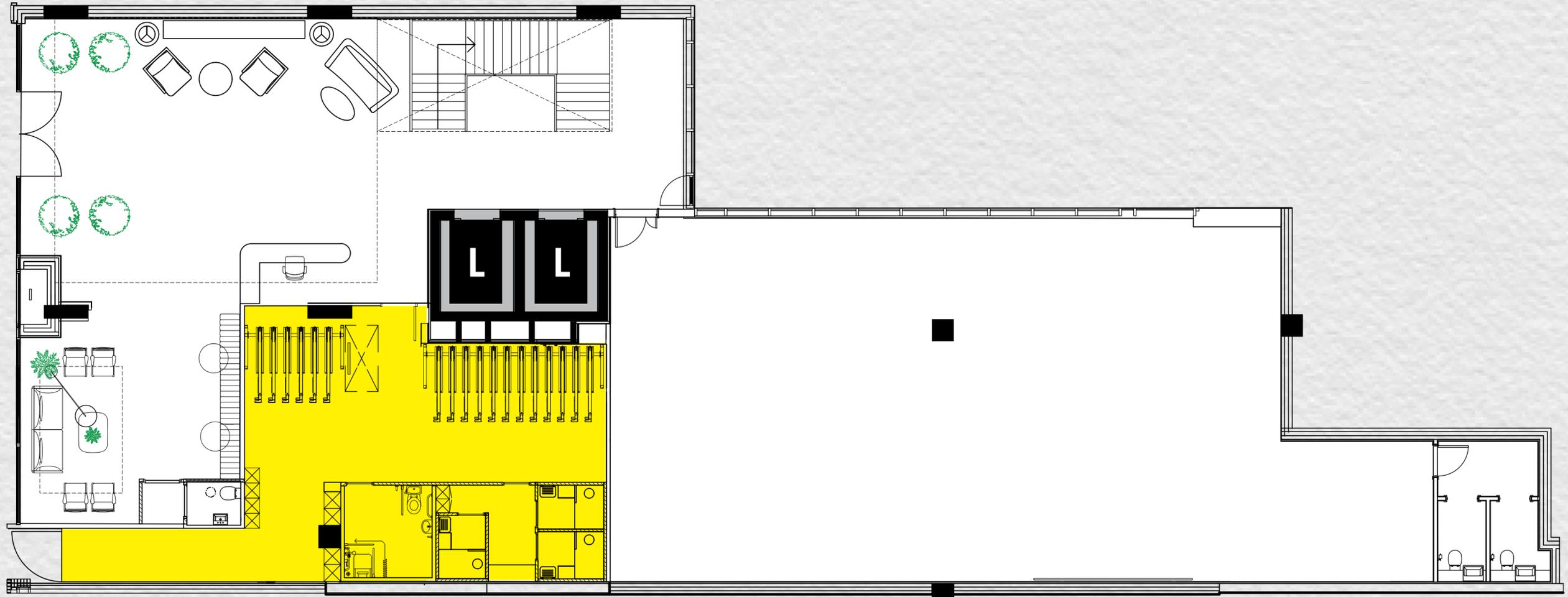
THE ROUNDHOUSE

YOUR ARRIVAL



Reception

Computer generated images are indicative only and subject to change.



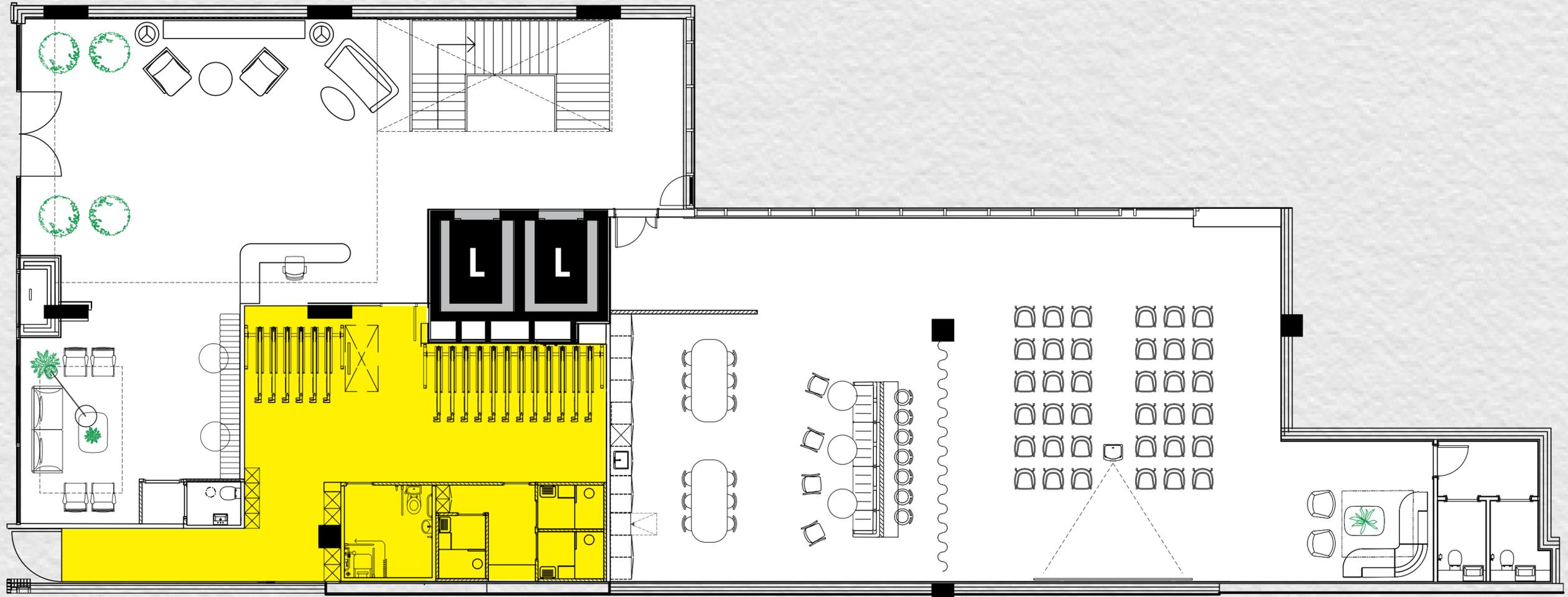
Key

● End of trip facilities

GROUND FLOOR

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





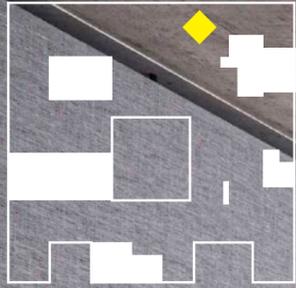
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● End of trip facilities

GROUND FLOOR SPACEPLAN

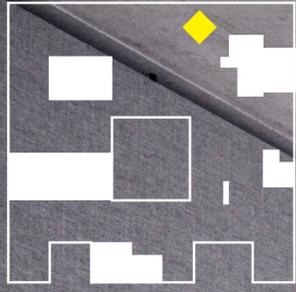
Reception	1,452 sq ft
Offices	2,140 sq ft
End of Trip Facilities	897 sq ft





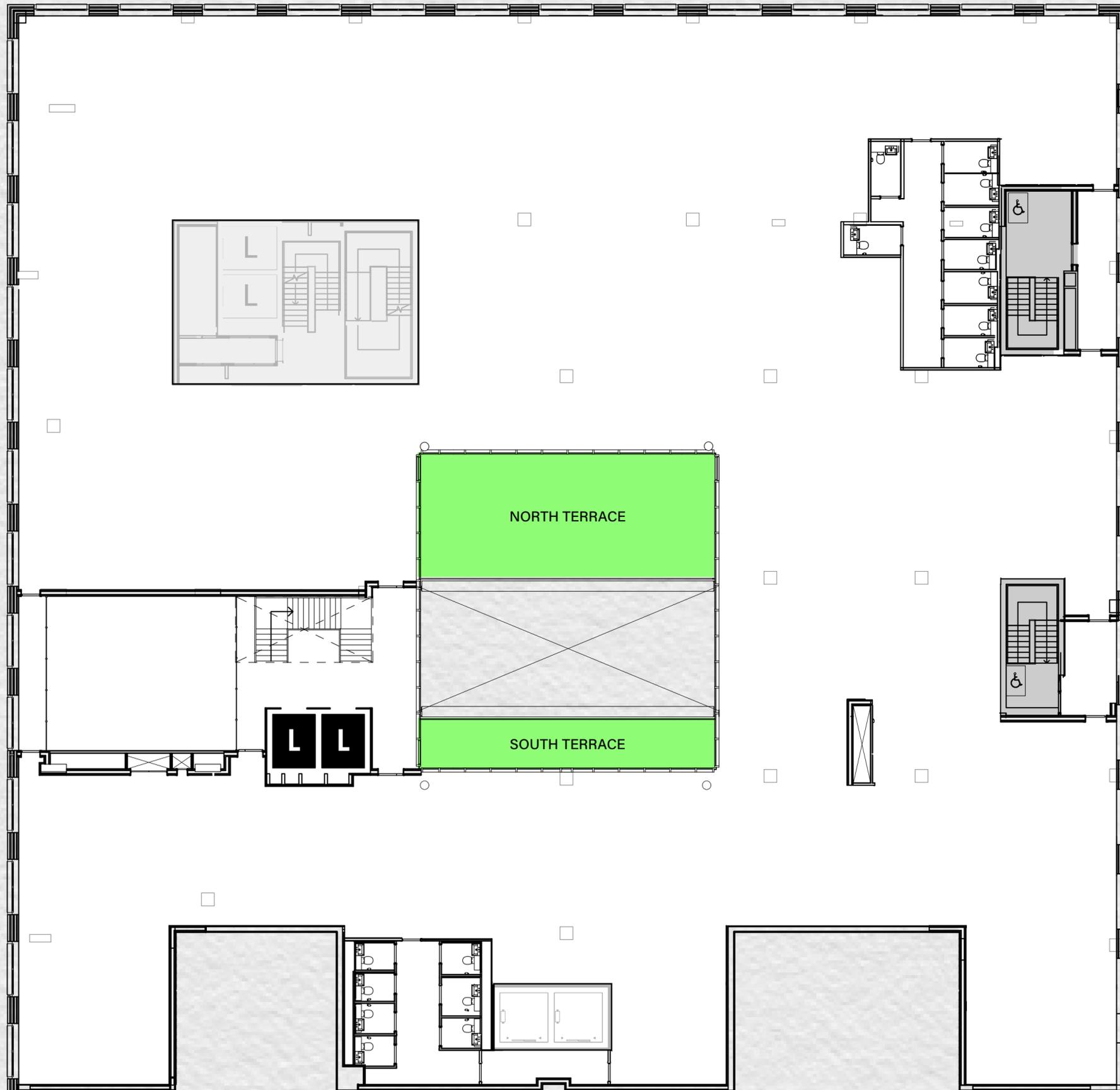
Level 01 workspace

Computer generated images are indicative only and subject to change.



Level 01 workspace

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Key

● Terraces

LEVEL 01
18,863 SQ FT





Terrace

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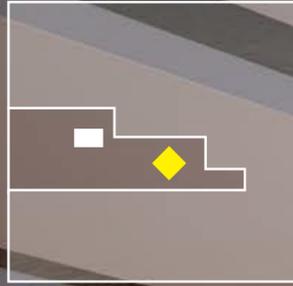
Key

● Terraces

LEVEL 01 SPACEPLAN

Open Plan Desking	192
Meeting Room: 8 person	6
Meeting Room: 12 person	2
Call Room: 1&2 person	16
Tea Point	2





Potential for flexible workspace / event space

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LAST STOP



SUMMARY SPECIFICATIONS



Self-contained opportunity



Double height arrival reception



Delivered to high quality **CAT A specification**



Brand new **VRF** exposed air conditioning system



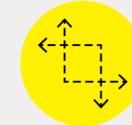
LED lighting



Finished floor to ceiling height **2.9m - 4.7m**



Abundant **natural light**



Expansive **flexible** floor plate



2 private landscaped terraces



Changing Rooms High spec changing facilities with 4 showers



Cycle Storage 36 cycle spaces



Private lockers

SUSTAINABILITY



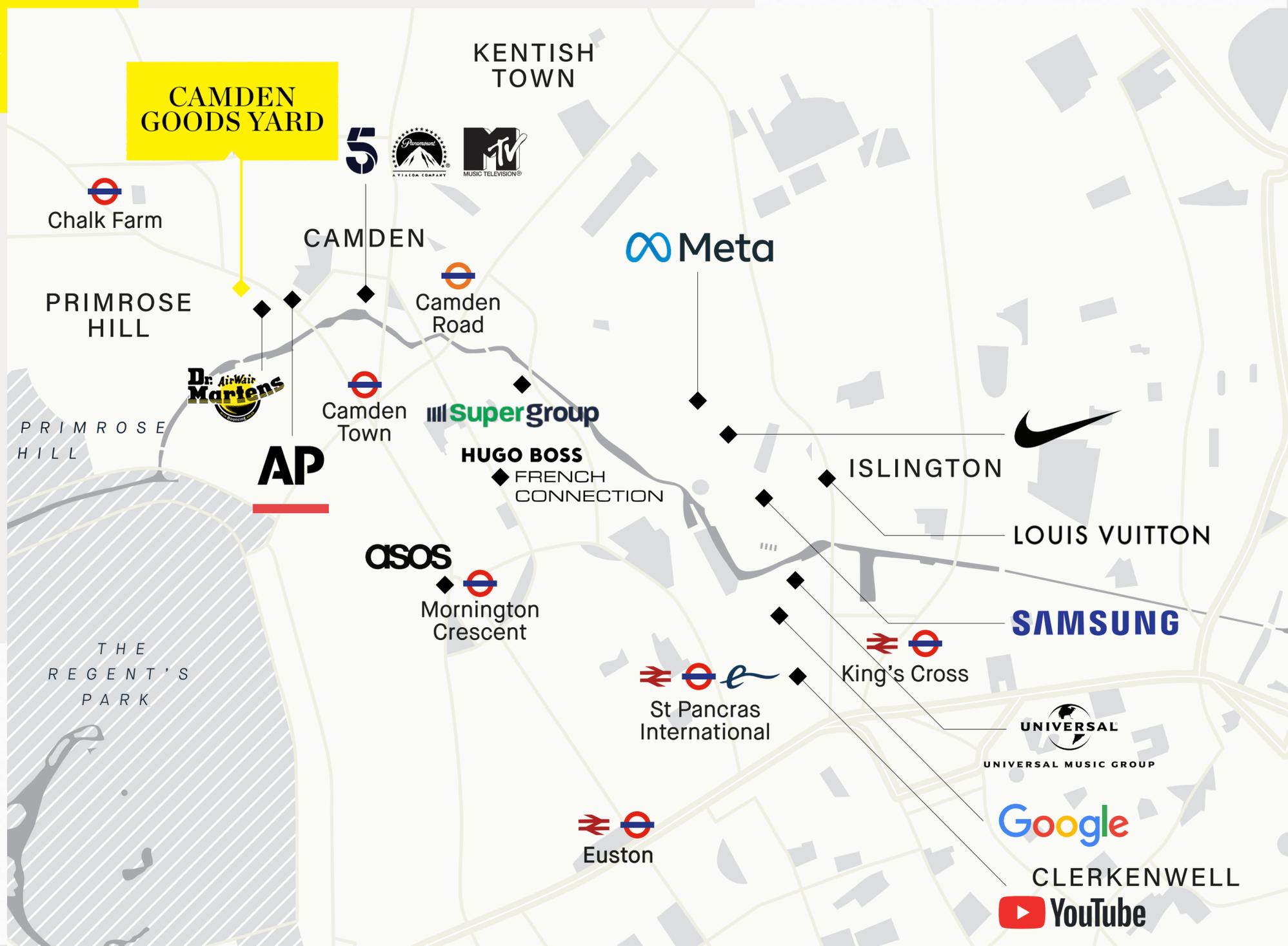
BUSINESS CLASS

“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.
Evening Standard 2021

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.

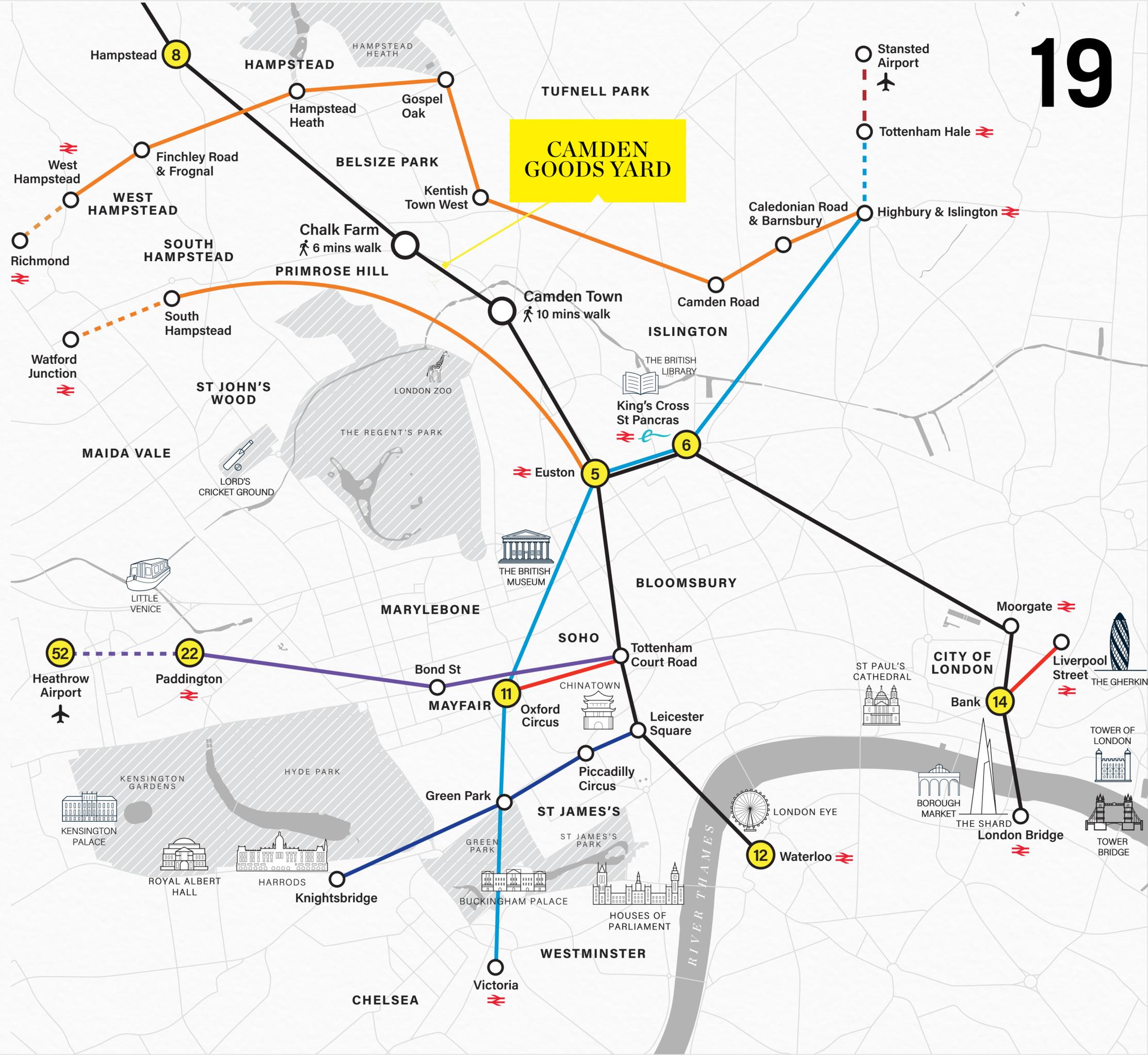


Source: camden.gov.uk/invest-in-camden, 2024
Maps are not to scale and show approximate locations only.

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



Travel times are approximate only. Source: Google Maps. Maps are not to scale and show approximate locations only. Illustrations are indicative only.

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.

↖ 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.

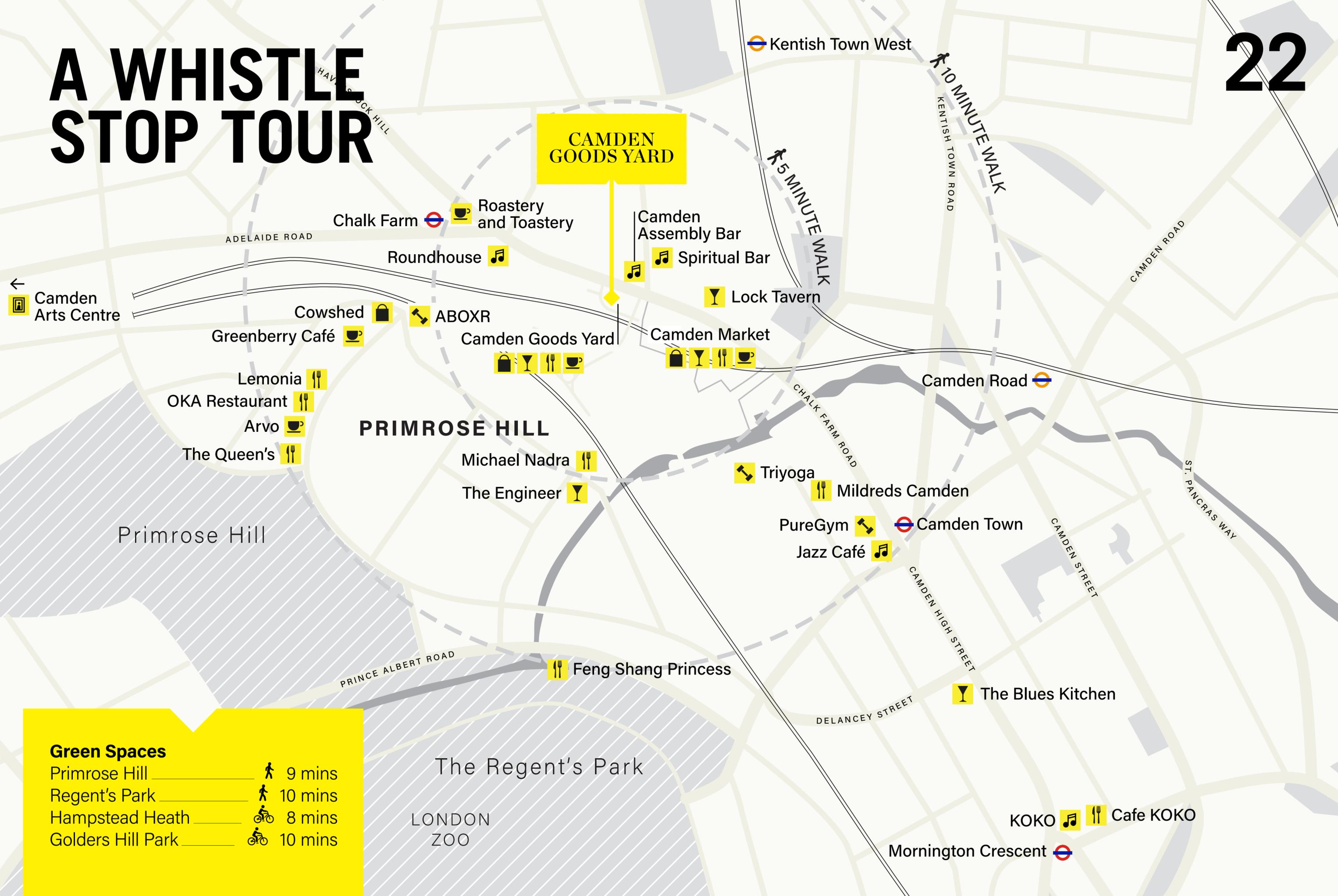
↑ **Oka Restaurant**
Pan-Asian cuisine

Little Bread Pedlar ↘
Artisan bread & pastries

Michael Nadra →
European dishes, with a martini bar and garden



A WHISTLE STOP TOUR



CAMDEN GOODS YARD

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

Michael Nadra The Engineer

Triyoga Mildreds Camden

PureGym Camden Town Jazz Café

Feng Shang Princess

The Blues Kitchen

The Regent's Park

KOKO Cafe KOKO

LONDON ZOO

Morningson Crescent

Green Spaces

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

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