

THE TICKET

A new platform.

CAMDEN
GOODS YARD
LONDON NW1

**6,000 SQ FT
BRAND NEW WORKSPACE**



OVERVIEW

03

Just The Ticket. 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.



6,000 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 

REGENT'S PARK

PRIMROSE HILL

CAMDEN
GOODS YARD
**THE
TICKET**

CAMDEN MARKET

ROUNDHOUSE

 **Chalk Farm**
6 mins walk 

CAMDEN GOODS YARD

05

GIG

100K SQ FT
HQ AT THE GIG



27K+ OF
FURTHER OFFICES



11 WORKSHOP
SPACES

The Ticket 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.



GOING THE EXTRA MILE



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



06



**636 LUXURY
APARTMENTS**



**40% OF CAMDEN
GOODS YARD WILL
BE LANDSCAPED**



Computer generated images are indicative only and subject to change.

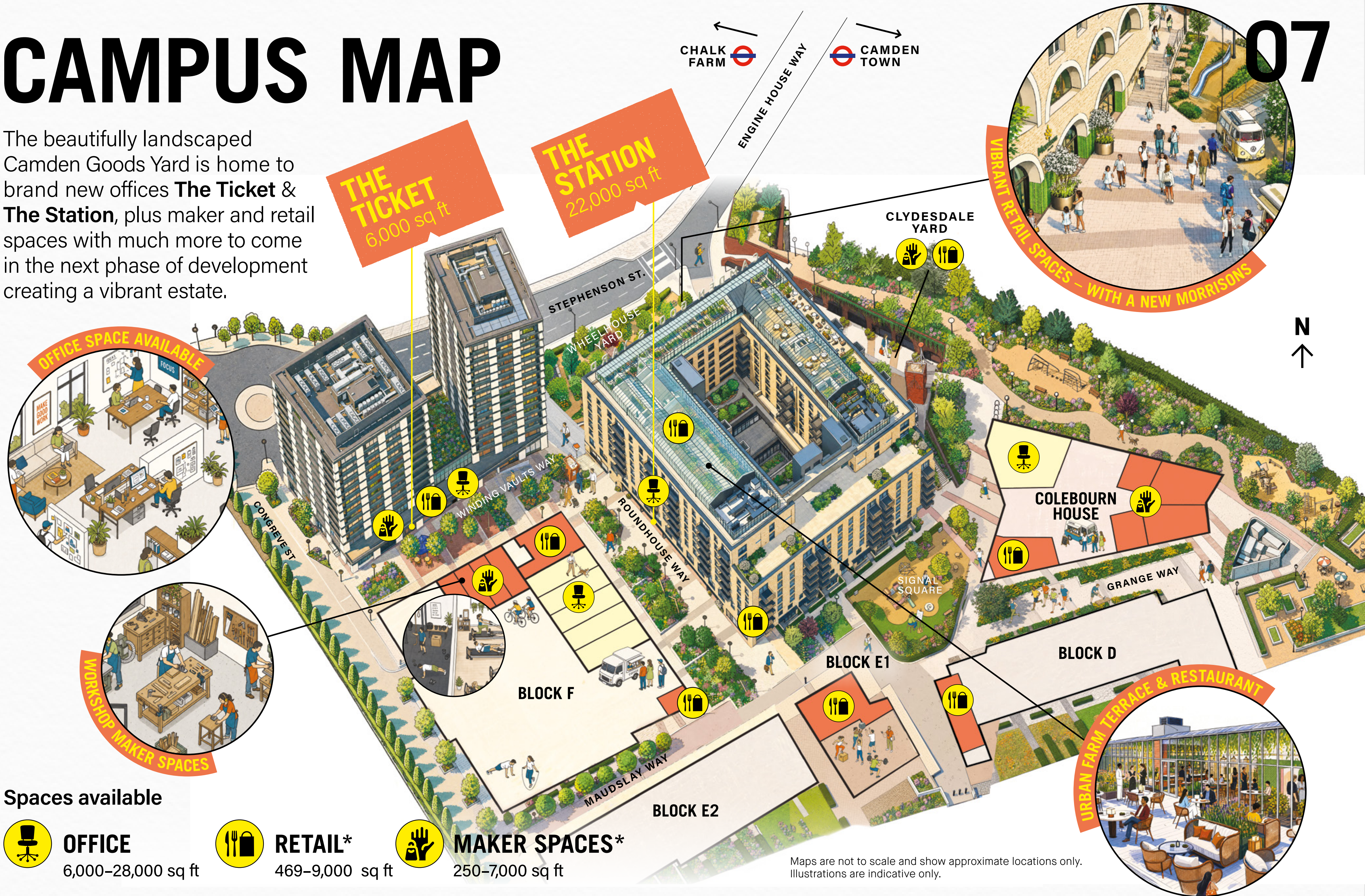


**48,000 SQ FT
FLAGSHIP
SUPERMARKET**



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.



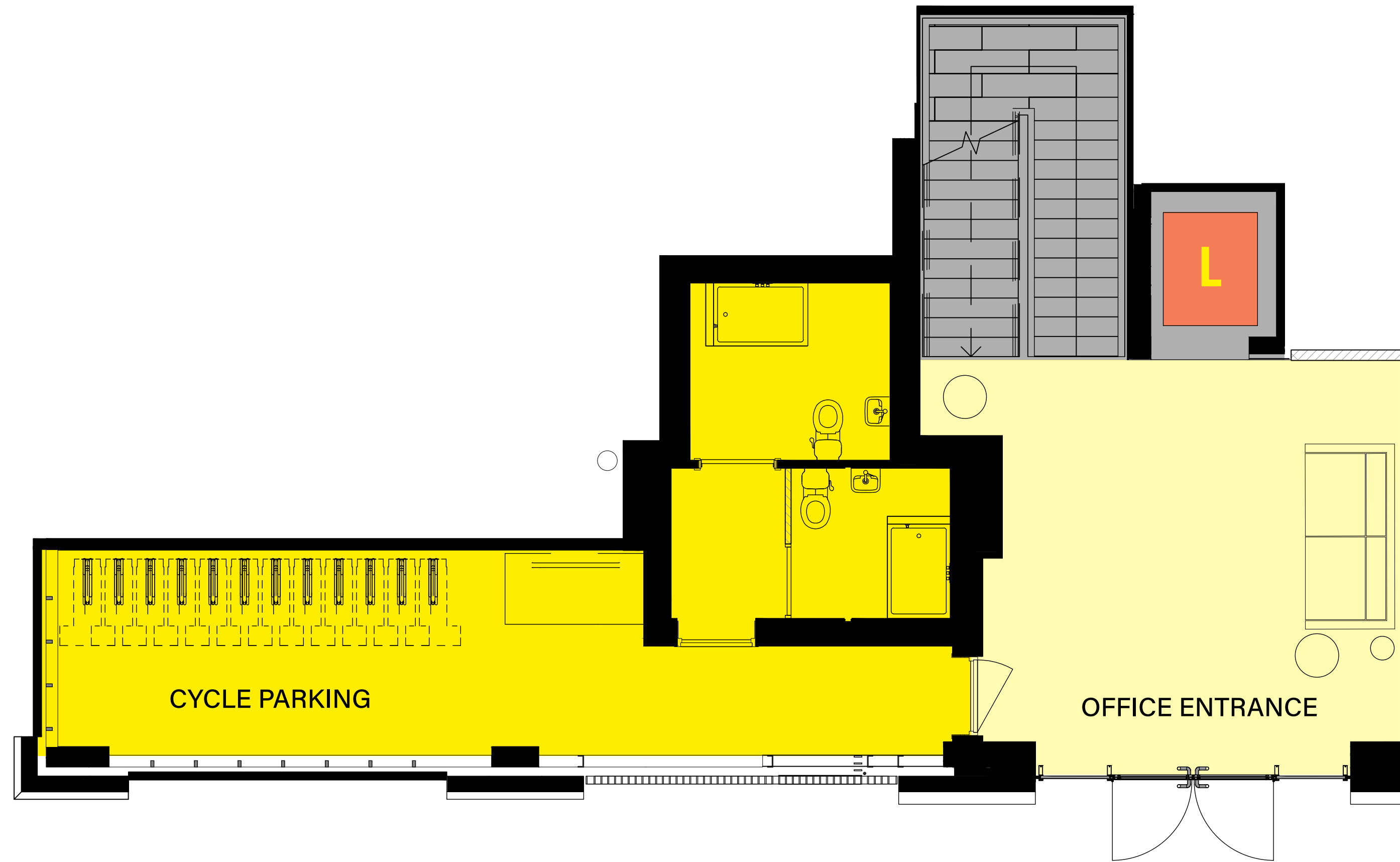
YOUR ARRIVAL

08



Entrance

Computer generated images are indicative only and subject to change.



Key

● End of trip facilities

GROUND FLOOR

RECEPTION
END OF TRIP FACILITIES

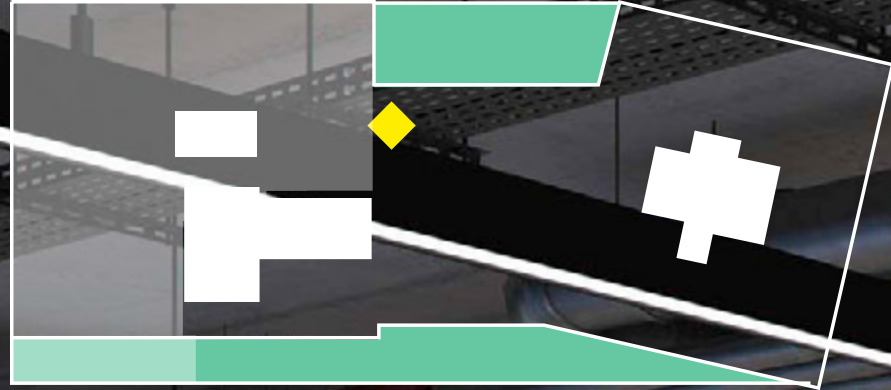
294 SQ FT
455 SQ FT





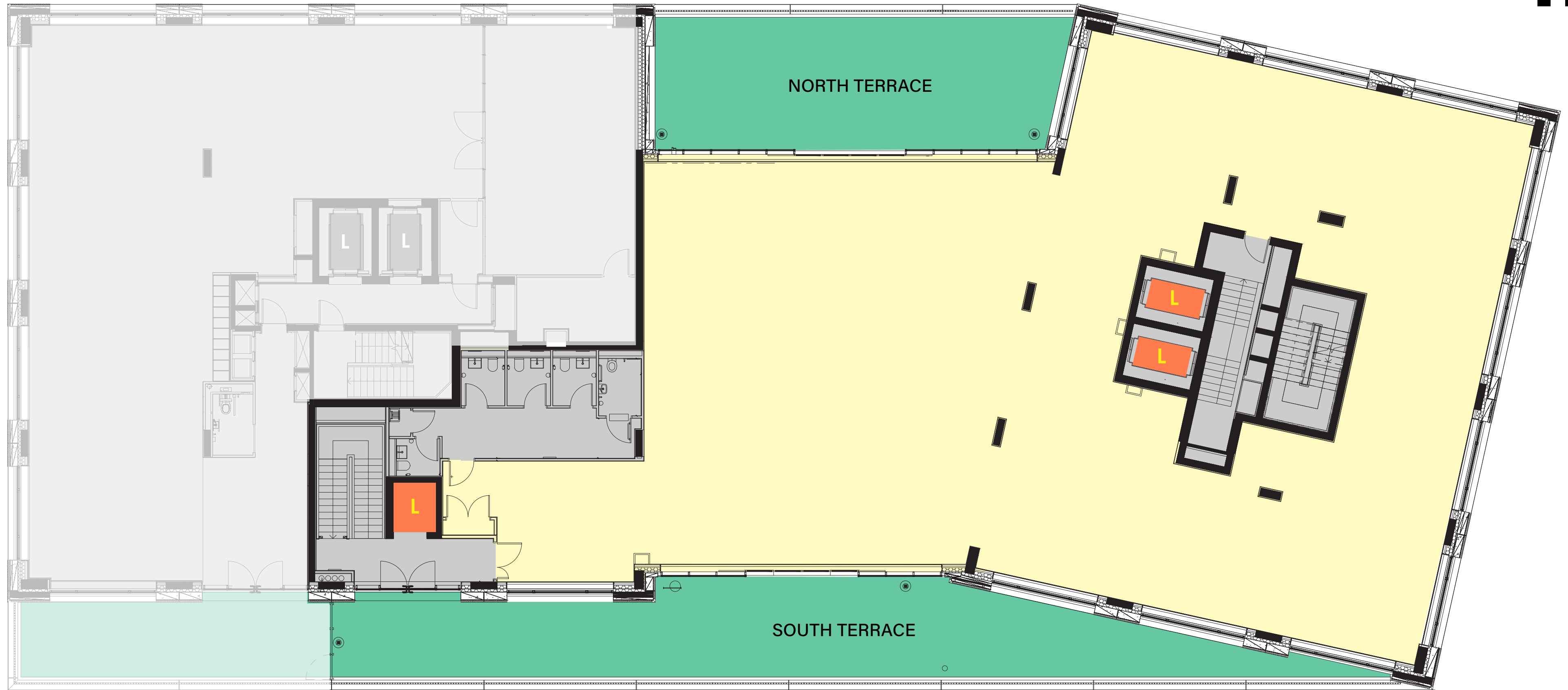
Workspace

Computer generated images are indicative only and subject to change.



Workspace

Computer generated images are indicative only and subject to change.



Key

 Terraces

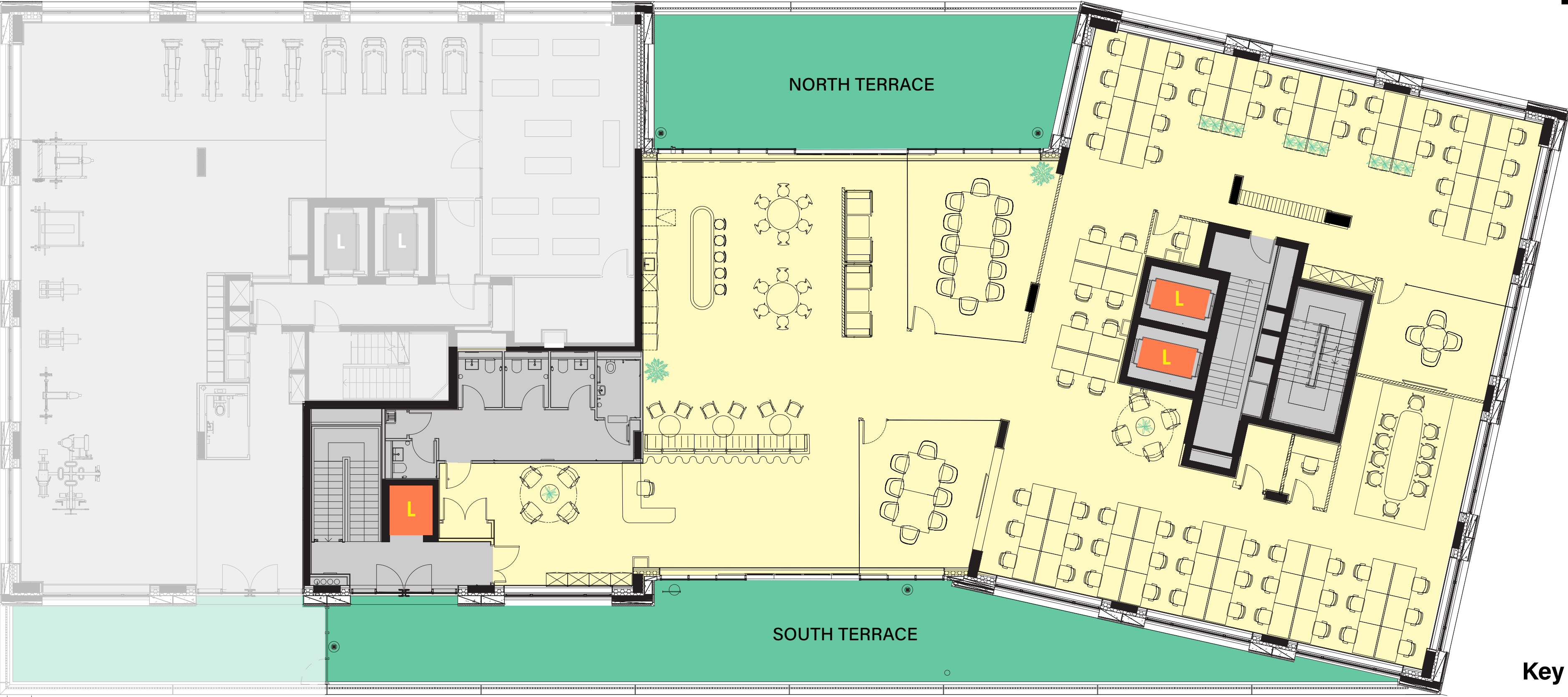
LEVEL 01
6,012 SQ FT



Terrace

Computer generated images are indicative only and subject to change.





Key
● Terraces

LEVEL 01
SPACEPLAN

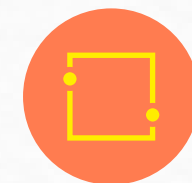
Open plan desking	66	Phone booth	1
Meeting room: 4 person	1	Reception	1
Meeting room: 8 person	1	WCs	4
Meeting room: 12 person	1	Private terraces	2



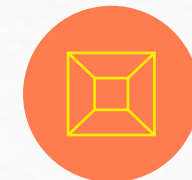
LAST STOP

15

SUMMARY SPECIFICATIONS



Self-contained opportunity



Delivered to high quality
CAT A specification



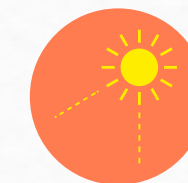
Brand new **VRF** exposed air conditioning system



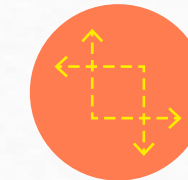
LED lighting



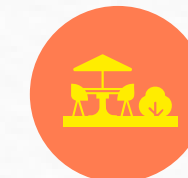
Finished floor to ceiling height
2.7m - 3.6m



Abundant **natural light**



Flexible floor plate



2 private landscaped terraces

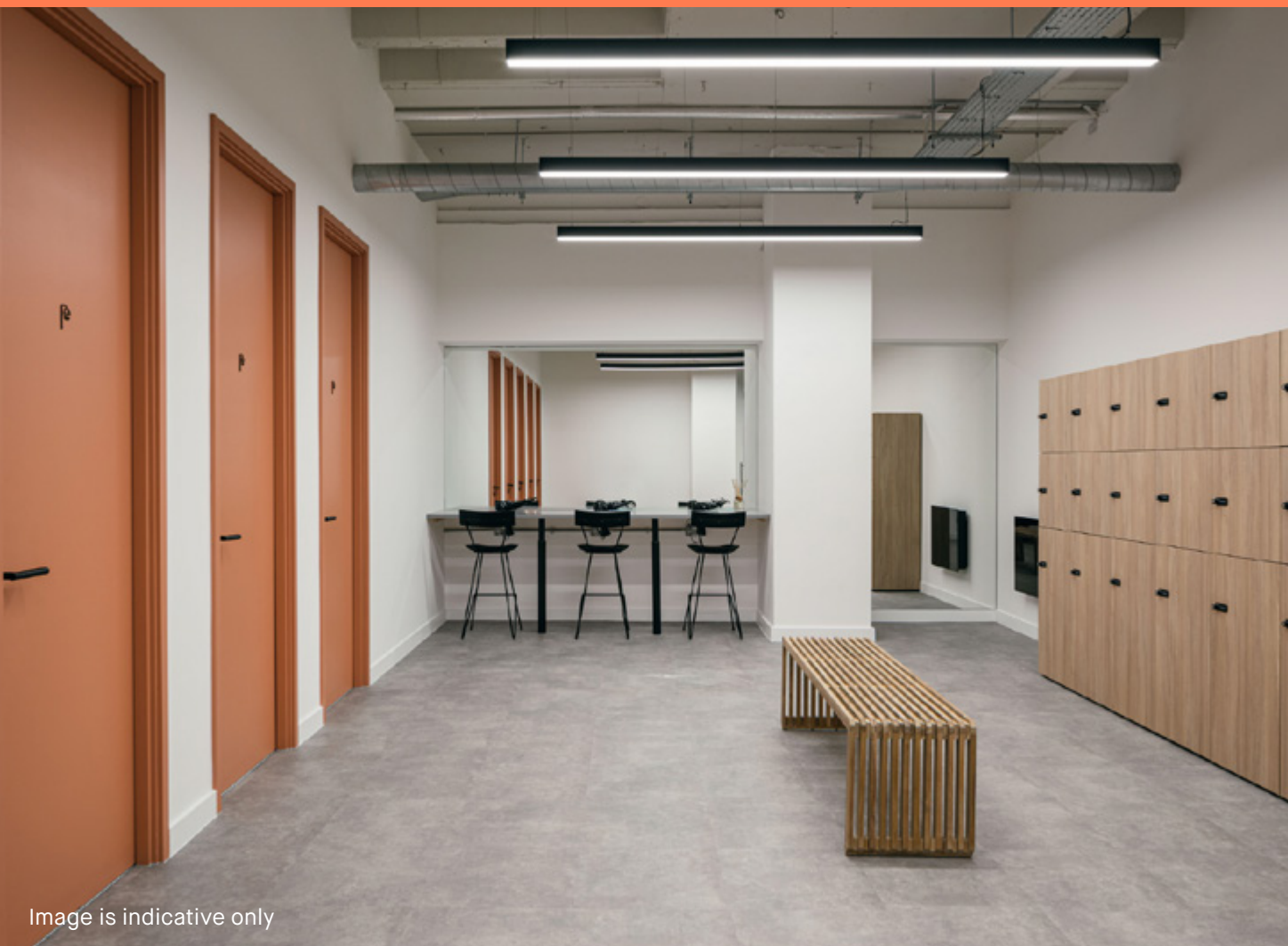


Image is indicative only



Changing Facilities High spec with 2 showers



Cycle Storage 12 spaces internally



Private 12 lockers

SUSTAINABILITY



All electric building

BUSINESS CLASS

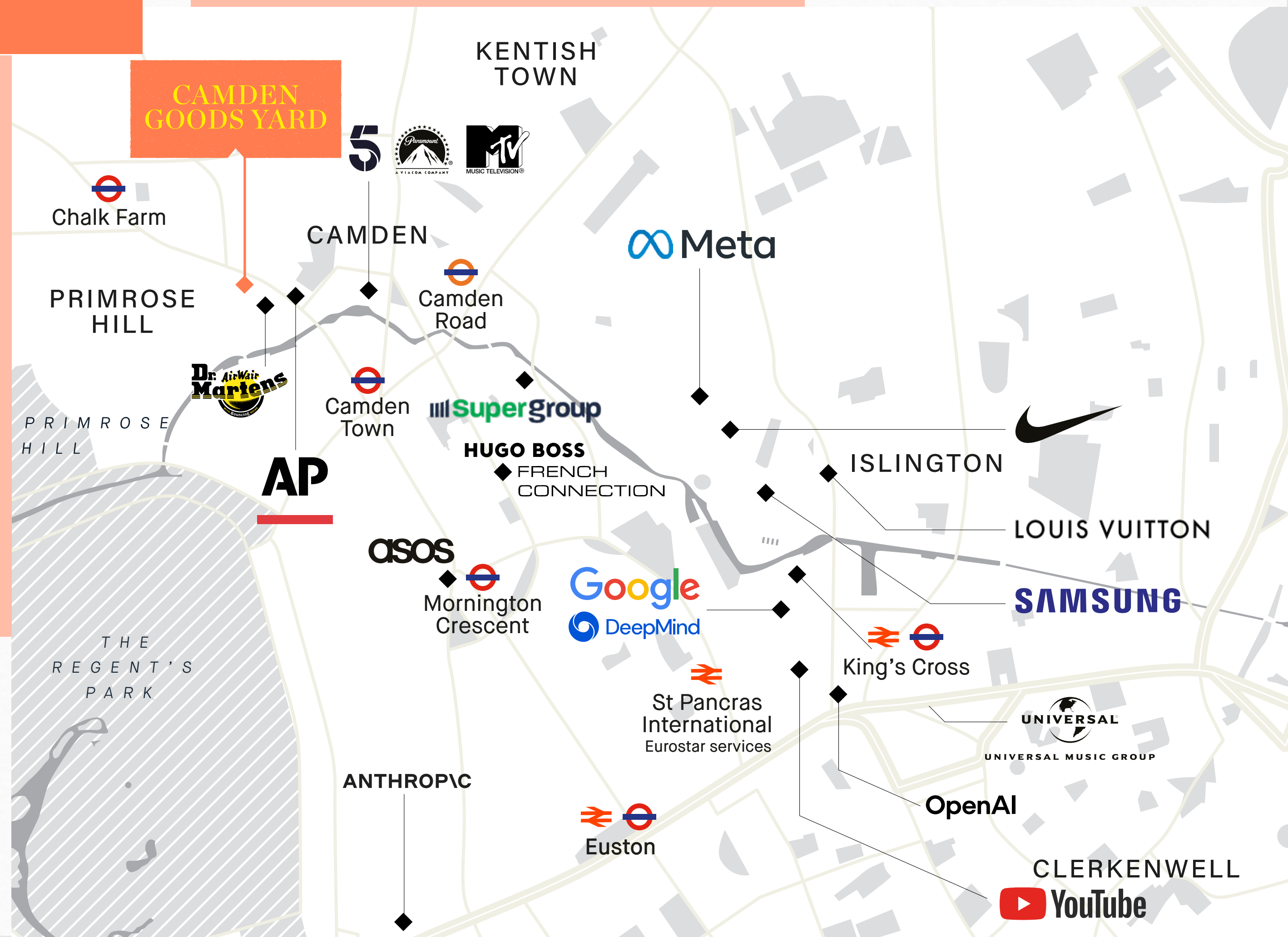
16

"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.

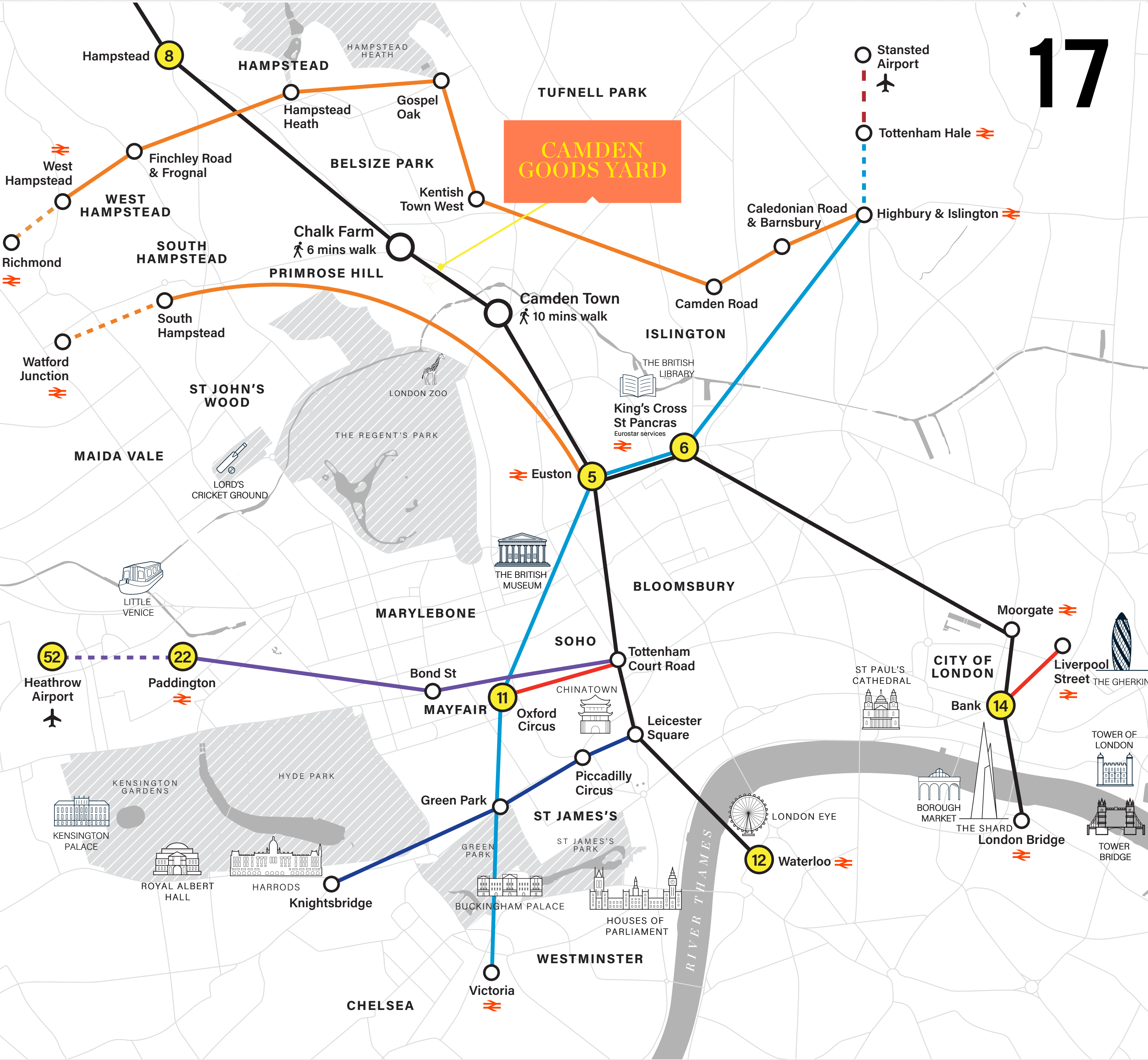


FAST TRACK

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

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

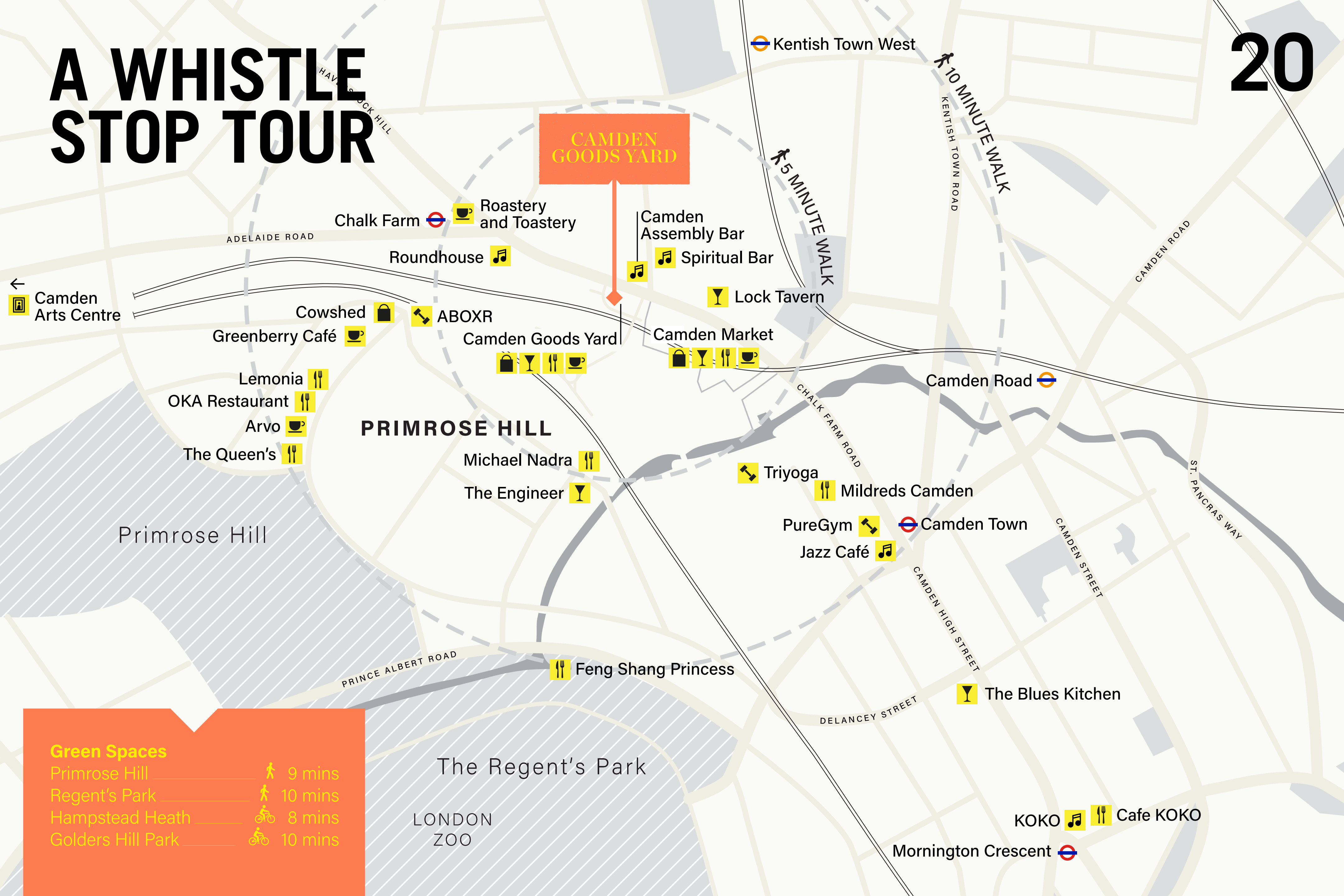
Artisan bread & pastries

Michael Nadra

European dishes, with a martini bar and garden



A WHISTLE STOP TOUR



Green Spaces

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

CONTACT US

cgyworkspace.com

EDWARD CHARLES
& PARTNERS W 1
CHARTERED SURVEYORS

Ian Bradshaw

+44 7468 525486

ibradshaw@edwardcharles.co.uk

Sean Cunningham

+44 7827 985 858

scunningham@edwardcharles.co.uk

CAMDEN
GOODS YARD
LONDON NW1

Developed by

Berkeley
Designed for life