

# CAMDEN ROAD ARCHES

ARCHES 30-38  
PROWSE PLACE, CAMDEN  
LONDON NW1 9PH

/// [report.detail.anyone](http://report.detail.anyone)

**TO LET**  
**6,573** SQ FT -  
**14,091** SQ FT  
with large courtyard  
of up to 9,598 sq ft.



Flexible Class E and B8 use  
(comprising a minimum of  
50% office floorspace) with  
associated cycle parking.

# WORK

# MAKE

# MOVE @

**c.14,091 sq ft**

**With large courtyard (c.9,598 sq ft), flexible use within Class E (g)(i), research and development (Class E (g)(ii)) or light industry (Class E (g)(iii)), B1 & B8 uses.**

## CAMDEN ROAD ARCHES

The property offers a unique opportunity to acquire multi-arch units in Camden.

The accommodation comprises a total of approximately 14,091 sq ft over two floors. The units also benefit from a large shared yard (9,599 sq ft), which can be used for recreation purposes or parking.

Each property contains interlinking arches, as well as two internal, brick-lined vaults. The arches benefit from vast amounts of natural sunlight due to the glassfaced frontages at both the front and rear of the units.

The property is equipped with W/C and shower facilities, a bicycle storage, and lighting. There are patio doors which open to a private courtyard.









An aerial photograph of London, showing a mix of modern skyscrapers and traditional brick buildings. Five callout boxes with white lines pointing to specific locations are overlaid on the image. The boxes are orange with white text and have a green and blue gradient at the bottom. The locations are: London Eye (top center), Google London Headquarters (top left), King's Cross & St. Pancras Stations (middle left), Camden Road Station (bottom center), and London's West End (middle right).

**LONDON EYE**

**GOOGLE LONDON  
HEADQUARTERS**

**KING'S CROSS  
& ST. PANCRAS  
STATIONS**

**LONDON'S  
WEST END**

**CAMDEN ROAD  
STATION**



**REGENT'S PARK &  
LONDON ZOO**

**REGENT'S CANAL  
TOWPATH**

**CAMDEN MARKET**

**CAMDEN  
ROAD  
ARCHES**



# LOCATION

**THE PROPERTY IS LOCATED IN VIBRANT CAMDEN, JUST A SHORT WALK FROM CAMDEN HIGH STREET AND REGENTS CANAL. IT IS SITUATED BETWEEN CAMDEN STREET AND PROWSE PLACE, WITH FRONTAGE AND PEDESTRIAN ACCESS FROM CAMDEN STREET.**

The arches and land are located a short distance from both Camden Town Underground Station (Northern Line) and Camden Road Station (London Overground services).



## SHOPPING

- 1 Camden Market
- 2 Hawley Wharf
- 3 Coal Drops Yard

## WELL-BEING

- 4 Regents Canal
- 5 Camden Boxing Club
- 6 Regents Park
- 7 Primrose Hill

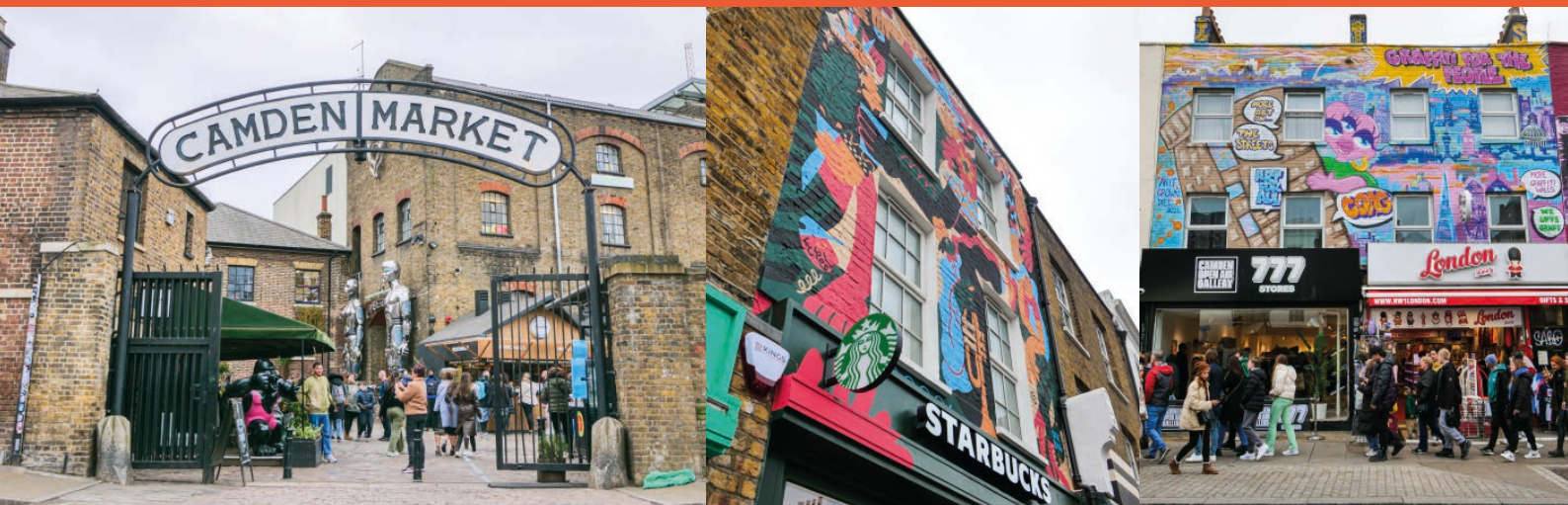
## FOOD AND DRINK

- 8 Hidden Coffee
- 9 Camden's Food Market
- 10 Pizza Pilgrims
- 11 Brewdog
- 12 Hawley Wharf
- 13 Canal-side food stalls
- 14 Gordon Ramsey's York & Albany
- 15 Camden Beer Hall





# TRAVEL TIMES





# ACCOMMODATION

Camden Road Arches is available as a whole, or split into two units as indicated below.

DESCRIPTION	UNIT 1 SQ FT	UNIT 2 SQ FT
GROUND FLOOR	3,622	4,135
FIRST FLOOR	2,951	3,383
YARD	3,893	5,706
<b>SUB TOTAL INTERNAL</b>	<b>6,573</b>	<b>7,518</b>
<b>TOTAL INTERNAL</b>	<b>14,091</b>	
RENT PA	<b>£170,000</b>	<b>£230,000</b>

- Great location in the heart of Camden with plenty of amenities, in a quiet and beautiful conservation area.
- Trendy industrial style workspace with a private yard for sustainability and well-being.
- Unique flexible arches, with fully double glazed crittall-style windows, fantastic floor to ceiling height and good width, providing a spacious open plan space and a quirky look for a wide variety of occupiers.
- Exposed brick vaults add to the character and are suitable for meeting rooms or studios for creative businesses.
- Room for cycle spaces and storage.
- Private outdoor area offering a unique opportunity for precious open space for meetings or relaxation.







**Great location**



**Newly refurbished**



**Exposed brick**



**Fully glazed crittall style windows**



**Superb floor to ceiling height**



**Excellent non-column width - up to 8.37m**



**Secure private yard**



**3 phase power and gas**



**Telecoms points**



**24/7 access**



**DDA WCs and showers**



**LED lighting**













## COSTS PER ANNUM

	Unit 1	Unit 2
<b>Rent</b>	£170,000	£230,000
<b>Service Charge</b>	n/a	
<b>Insurance</b>	£3,412	
<b>Business Rates</b>	£106,496	

Indicative monthly costs **£42,492** for both units as a whole.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

We are targeting B on completion.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

**JONATHAN HAY**

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**Grant Mills Wood**  
chartered surveyors

**THEARCHCO.COM**