

24-28 OVAL ROAD

Camden



LDG









DESCRIPTION

If you're looking for a building to help shape your business, look no further than Oval Road. What began life as a bottle warehouse, the site was redeveloped in the 1930s - designed by renowned modernist architect - Serge Chermeyeff. Today, it's a lively hub with a diverse mix of occupiers mainly from the creative industries. The first floor has provides an extensive fitted refurbishment, with an generous kitchen and breakout area that will bring your team together and spark collaboration.

HIGHLIGHTS

- Fully Fitted & Furnished (First Floor)
- Iconic Modernist Building
- Reception With Front of House Manager
- Exposed Air-Conditioning
- Cycle Storage & Showers
- Great Natural Light
- Communal Lounges on Landings
- 48 Desks With Space For 60 (First Floor)
- Generous Kitchen & Breakout Area (First Floor)
- Multiple Breakout Points (First Floor)
- 5 x Meeting Rooms (First Floor)
- 4 x Call Booths (First Floor)
- Car Parking By Arrangement

LEASE

New leases available. 3 year terms or longer.

RENTS

The rents for the first floor reflect a Y1 rent and subject to fixed annual increases.

FURNITURE

First Floor - Already fitted & furnished
Upper Floors - Furniture available, subject to rental increase / negotiations.

CONNECTIVITY

The building benefits from fibre connectivity.

VAT

The premises is elected for VAT.

USE

Class E - Suitable for offices, educational, medical and showroom, to name a few.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

POSTCODE

NW1 7DJ

COMMUTE

Camden Town - 6 mins
Camden Road - 12 mins
Chalk Farm - 13 mins

PARKING

The building has car parking available (currently 2 spaces).
Alternatively - Badger Parking - 2 mins.

FOODIE HOTSPOTS

- Camden Lock Market - Mildreds
- Pizza Pilgrims - Burger & Beyond

LIQUID LUNCH

- Lockside - Canal Bar
- The Good Mixer - The Elephants Head

A STRETCH AWAY

- Regents Park - Rumble
- PureGym - F45

CONTACT

LDG (0207 580 1010) or our joint agents
Compton (0204 5338 6939).



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	4,100	£143,500 /annum	£122,000 /annum	£60,835.20 /annum	£27,194.60	£326,335.20	Under Offer
1st - South	2,200	£77,000 /annum	£37,400 /annum	£21,120 /annum	£11,293.33	£135,520	Available
3rd	6,256	£156,400 /annum	£120,500 /annum	£60,057.60 /annum	£28,079.80	£336,957.60	Available
4th - South	2,000	£50,000 /annum	£38,500 /annum	£19,200 /annum	£8,975	£107,700	Available
5th	6,314	£236,775 /annum	£121,500 /annum	£60,614.40 /annum	£34,907.45	£418,889.40	Available
Total	20,870				£110,450.18	£1,325,402.20	

Ready to talk?



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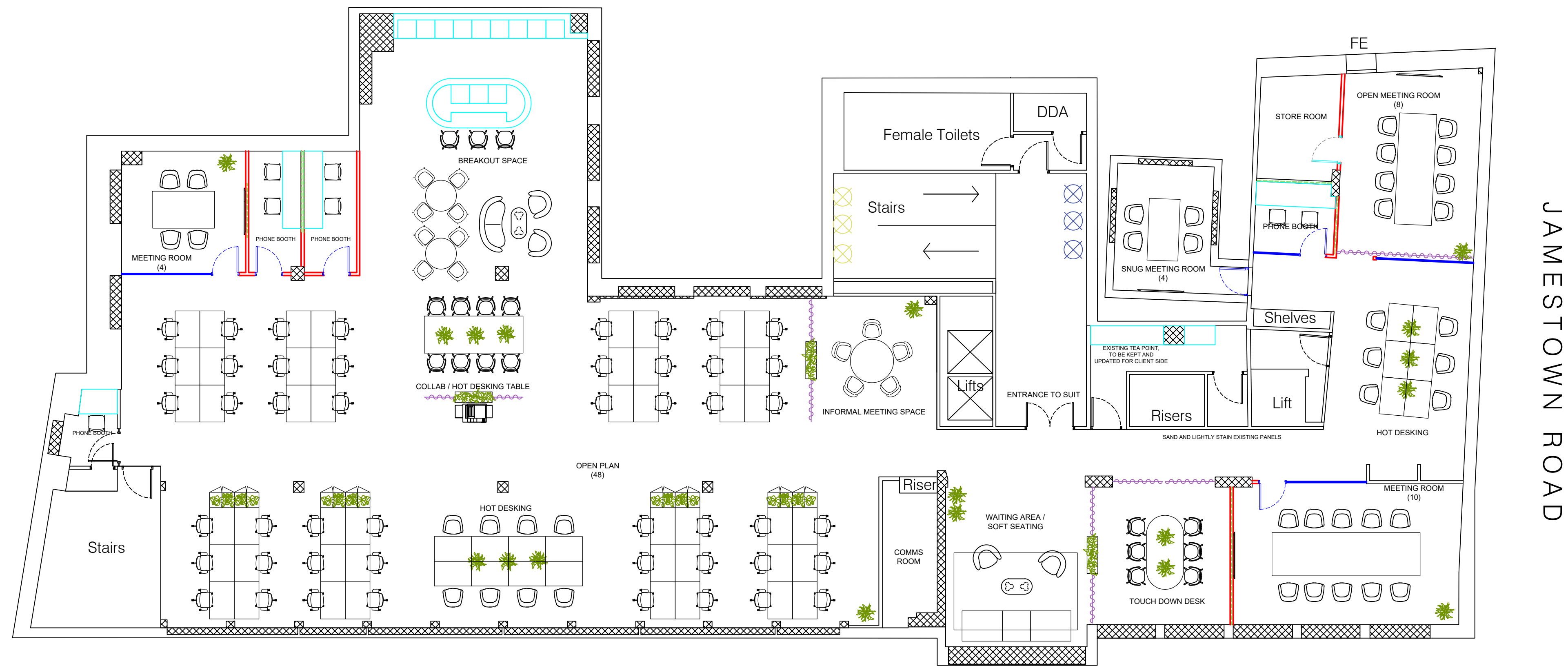
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FIRST FLOOR

OVAL ROAD

notes
SUBJECT TO BE CONFIRMED BY BUILDING CONTROL

-	23/12/2024	FIRST ISSUE
rev	date	comment

client **COMPTON**
project name **CAMDEN OVAL ROAD**
drawing title **AS BUILT GA PLAN**
project number **W2374**

scale **1:100** format **A1** revision -
date first drawn **23/12/2024** drawn **KB** checked **XX**
drawing number **100** drawing status **AS BUILT**

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