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# CAMDEN WORKS

## 12 OVAL ROAD CAMDEN | NW1

NEWLY REFURBISHED OFFICE SPACE WITH EXCEPTIONAL NATURAL LIGHT

2,540 / 5,040 Sq Ft - Available



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### Location

Camden Works is situated at the junction of Oval Road and Gloucester Crescent and also fronts Jamestown Road. Camden Town Underground Station (Northern Line) is within close proximity providing easy access to both the City and the West End. The area provides a diverse array of media, corporate, design and architectural occupiers.

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### Description

The building is part of a development of six distinctly unique buildings providing converted warehouse style accommodation. The office benefits from excellent natural light, high plastered ceilings and an upgraded specification.

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## Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)	Status
2 <sup>nd</sup>	2,540	236	£59.50	£TBC psf	£TBC psf	Available Immediately
1 <sup>st</sup>	2,540	236				Coming Soon
Total	5,080	472				

### Amenities/Specification

- \* Authentic warehouse space
- \* Excellent natural light
- \* Wooden floors
- \* Plastered ceilings

- \* New lighting
- \* Comfort cooling
- \* Central heating
- \* Manned security office

- \* Shower facility
- \* WC's
- \* Onsite car parking available

### Lease

New lease direct from the Landlord.

### EPC Rating

TBC.



### Viewings

Strictly by appointment through sole letting agents:

#### Edward Charles & Partners

Ian Bradshaw  
[ibradshaw@edwardcharles.co.uk](mailto:ibradshaw@edwardcharles.co.uk)  
020 7009 2314  
07468 525486

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