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Camden Quarterly Market Update Q3

NW1 MARKET OVERVIEW 3RD QUARTER 2017

OFFICE LETTINGS UPDATE

Summer is always a quiet time of year, with CEOs and CFOs being on holiday in the Cote d'Azur, and attention of lease expiries, break options and rent reviews being held off until September – that being said, its really to give agents the opportunity to gear up for the last quarter of the year.

There is still close to 100,000 sq ft of office space due to come to the market within the next six months. Some of which is being bought to the market now or marketing strategies are being finalised for the rest – either way, Camden is due to have exciting times ahead on the commercial side of real estate.

Over the coming quarter, there is c.10,000 sq ft of office space due to come to market, with part of the

Welcome to TSPs Quarterly Market Overview, giving you an insight into the office, investment and development market within Camden; from Euston to Hampstead, and Primrose Hill to Kentish Town, as well as upcoming events in the area to get involved with!

remaining 90,000 sq ft being softly marketed and on the hunt for any potential interest.

OFFICE SALES UPDATE

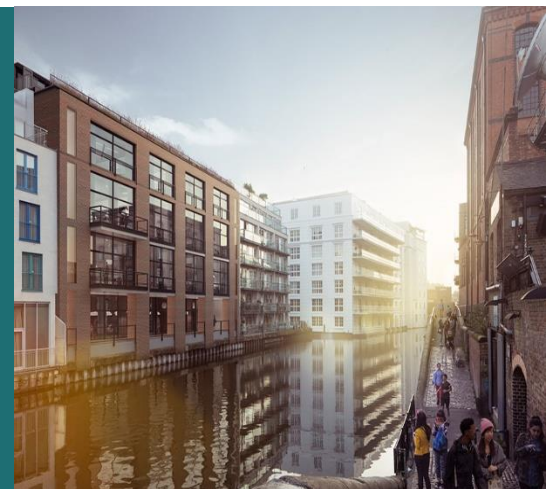
The past quarter has seen a large increase in purchase transactions, with over 6 properties going under offer or come to exchange.

There has been large focus on investor requirements following the attention gained by Barratt's recent planning application for the development of the Morrisons Super Store – will this benefit the capital value of Camden's residential and commercial real estate? Is this the start of another London high-rise location?

UPCOMING DEVELOPMENT

Jamestown Wharf

An office with a view! This striking new office development offering views overlooking Camden Lock Market and Regents Canal provides an additional 66,200 sq. ft. of office space in the heart of Camden Town which is accessed from Jamestown Road. In Q4, Jamestown Wharf will boast some of the most attractive office space in the area showing further signs of the ever-changing landscape over the coming years.





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CAMDEN LIFE

THE GREAT FIRE OF CAMDEN CAMDEN MARKET UP IN FLAMES



On the 9th July 2017, a huge blaze broke out overnight at Camden Lock Market causing severe damage to the building with several local stall-holders losing the majority of their stock to the fire. Thankfully, no one was reported injured during the incident, unlike the sad events of the Grenfell Tower the previous month but has seen many businesses effected in the aftermath having to be closed for a sustained period of time while the damage was repaired.

WHY WE LOVE CAMDEN, NW1

TSP's Q3 2017 PICK – BLUES KITCHEN (RESTAURANT/ BAR)

Located on the bustling Camden High Street, this delicious BBQ restaurant chain which doubles up as a thriving bar and live music venue, is home to one of the best tasting chicken wings in London! Whether you are visiting for lunch or an after-work drink, this is one of the hottest spots to visit in Camden to experience great live music and a fun-filled night out.



UPCOMING EVENTS THIS QUARTER

DATE:	Venue:	Event:
5th September - 5th November	Zabulowicz Collection	Rebecca Ackroyd Exhibition
28th September - 17th December	Zabulowicz Collection	Haroon Mirza/HRM19g Exhibition
7th October	Proud Camden	Oktoberfest Camden
8th October	Keats House	Afternoon Poems: From Russia in Verse
10th October	Koko	Zak Abel
11th October	Koko	Jessie J
13th October	Roundhouse	Woke
20th October	Roundhouse	Floor Six Exhibition
21st October	Koko	Housekeeping
24th October	Koko	Dodie
14th November	Jazz Café	Ady Suleiman
19th November	Roundhouse	Goldie
25th November	Koko	Guilty Pleasures
30th November	Electric Ballroom	Petit Biscuit