



STUNNING OFFICES WITH 2 TERRACES

THE BEST OFFICE FLOOR, THE BEST BUILDING IN CAMDEN.  
5,600 SQ FT OFFICES WITH A 1,000 SQ F TERRACE  
OVERLOOKING THE REGENTS CANAL. PLUG & PLAY

## Jamestown Wharf

32-34 Jamestown Road, LONDON, NW1 7BY

Office

# TO LET

**5,600 sq ft**

(520.26 sq m)

- VRV AIR CONDITIONING, RAISED FLOOR 2 TERRACES (ONE 1,000 SQ FT) CENTRAL ATRIUM, FULLY FITTED, FIBRE AVAILABLE, GREEN WALLS, 1,600 SQ FT ENTRANCE, BIKE RACKS, SHOWERS, EXPOSED SERVICES
- 3 LIFTS, EXPOSED SERVICES, 116 DESKS + 16 MEETING PODS & 2 MEETING ROOMS

# Jamestown Wharf, 32-34 Jamestown Road, LONDON, NW1 7BY

## Description

The 5th floor provides beautiful office space situated around a central atrium with full height windows on 3 sides. There is a terrace at the front of the building and another of 1,000 sq ft at the rear overlooking the Regents Canal & Camden Lock. This 5,600 sq ft floor provides desk space for 116 people together with 15 bespoke meeting pods for 4-6 people, a kitchen & breakout area, 2 x 10 person corner meeting rooms, 15 "pop in" work stations, 5 Superloos, shower & kitchen. The offices are available on a plug & play basis, with fibre available in the building.

The building is approached through a 1,600 sq ft minimalist entrance with polished concrete floor, a Brass feature wall & reception desk, which leads to 3 security programmed lifts. There is 24hr security

There are extensive bike racks and 6 further showers in the building.

THIS IS THE BEST OFFICE SPACE IN THE BEST BUILDING IN CAMDEN

## Location

Jamestown Wharf is located in the heart of Camden just moments from Camden Town station (Northern Line) the central point serving all 4 branches North & South. Kentish Town West & Camden Road (Overground) Stations connect Stratford to Richmond providing an excellent East/West Route.

Camden affords your staff an eclectic mix of food, cafes, bars, restaurants, street food as well as supermarkets, health shops, gyms, banks, post office & retailers such as TK Max

## Specification

"Green Credentials" VRV Air Conditioning with heat exchangers, Seeded Roof, Water Harvesting Green Walls over 100 bike racks, BMS, LED lights on PIR's

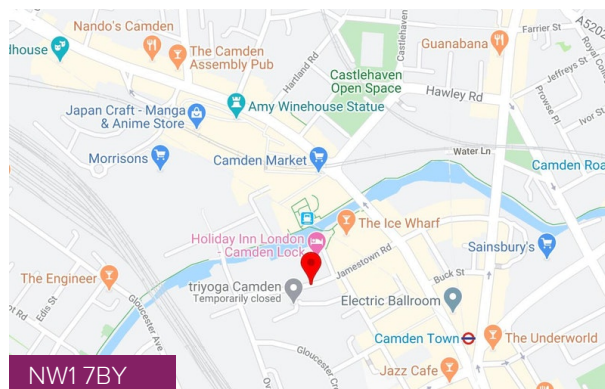
Extensive terrace overlooking Camden Lock & The Regents Canal, full height windows on 3 sides + 4 sides from the internal atrium, 3 lifts, impressive entrance, 24hr security, fully fitted, kitchen with breakout area, server room, exposed services, black lacquered trunking,, lighting & service risers

## Viewings

By appointment through Bruce Commercial 0207 267 6772 07850 444 697

## Terms

A new lease can be offered on an inclusive basis full Plug & Play for between 1 & 8 years



## Summary

<b>Available Size</b>	5,600 sq ft
<b>Rates Payable</b>	£20.00 per sq ft
<b>Service Charge</b>	£12.50 per sq ft
<b>EPC Rating</b>	C (60)

## Viewing & Further Information

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**Bruce.**  
Commercial Estate Agents