

Compton

For Rent
**24-28 Oval Road
Camden NW1**



31,000 sq ft of newly refurbished
space available within a grade II
listed icon in the heart of Camden

For Rent

24-28 Oval Road
Camden NW1

Size

6,181 - 31,348 Ft²

Rent

£25 - £47.50 per sq ft

Fitout

Not Fitted

Description

24-28 Oval Road began life as a bottle warehouse for world famous wine and whiskey merchant W & A GILBEY. In 1934 the pub that once stood on this site was replaced with Gilbey House, a modernist masterpiece by renowned architect Serge Chermeyeff. Today the building comprises 49,900 sq ft of thoughtfully refurbished office space across 8 floors. The lower ground floor space comprises an extensive suite of recording studios.



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Interior

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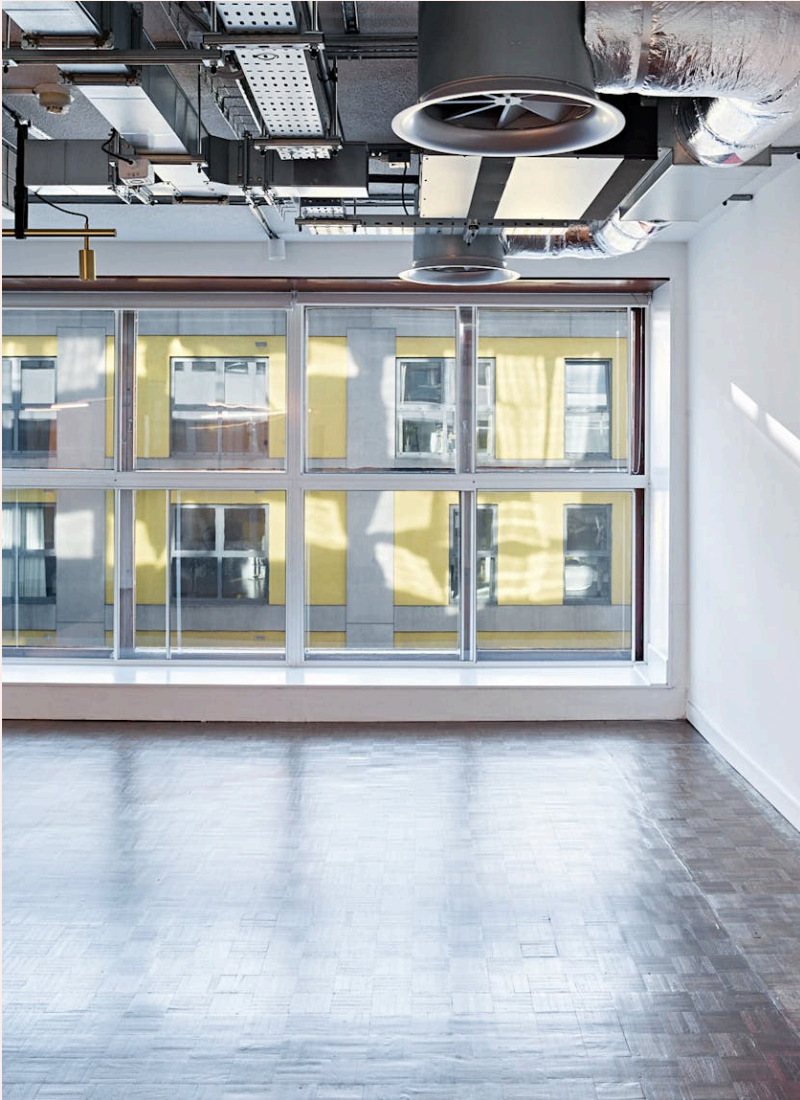
Interior



For Rent

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Camden NW1

Interior



Interior

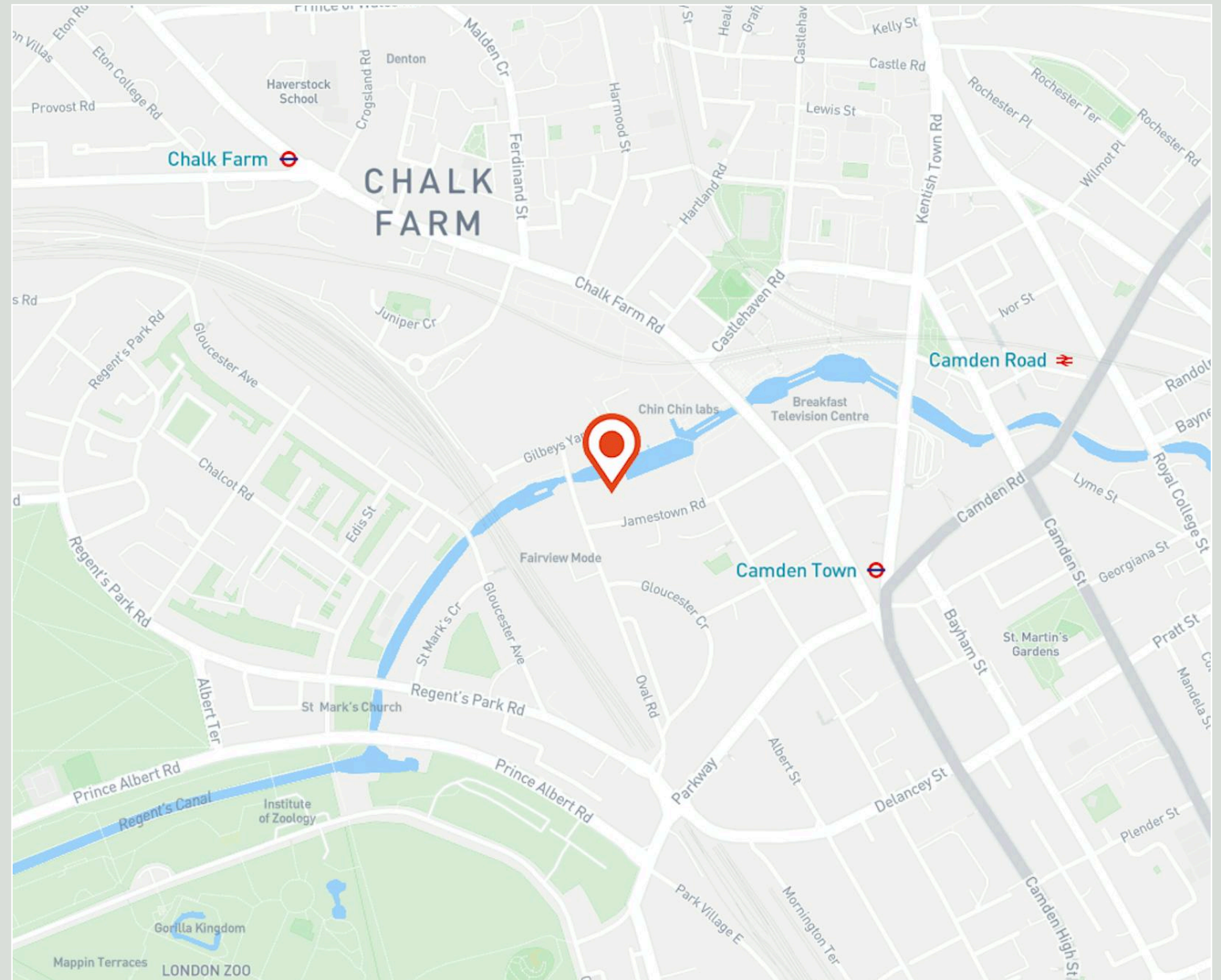


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Location

The building is located on the corner of Oval Road and Jamestown Road directly above Regents Canal. Camden Lock is located moments away and benefits from the eclectic mix of eateries, bars and shops that makes Camden such an exciting place to be.



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Interior

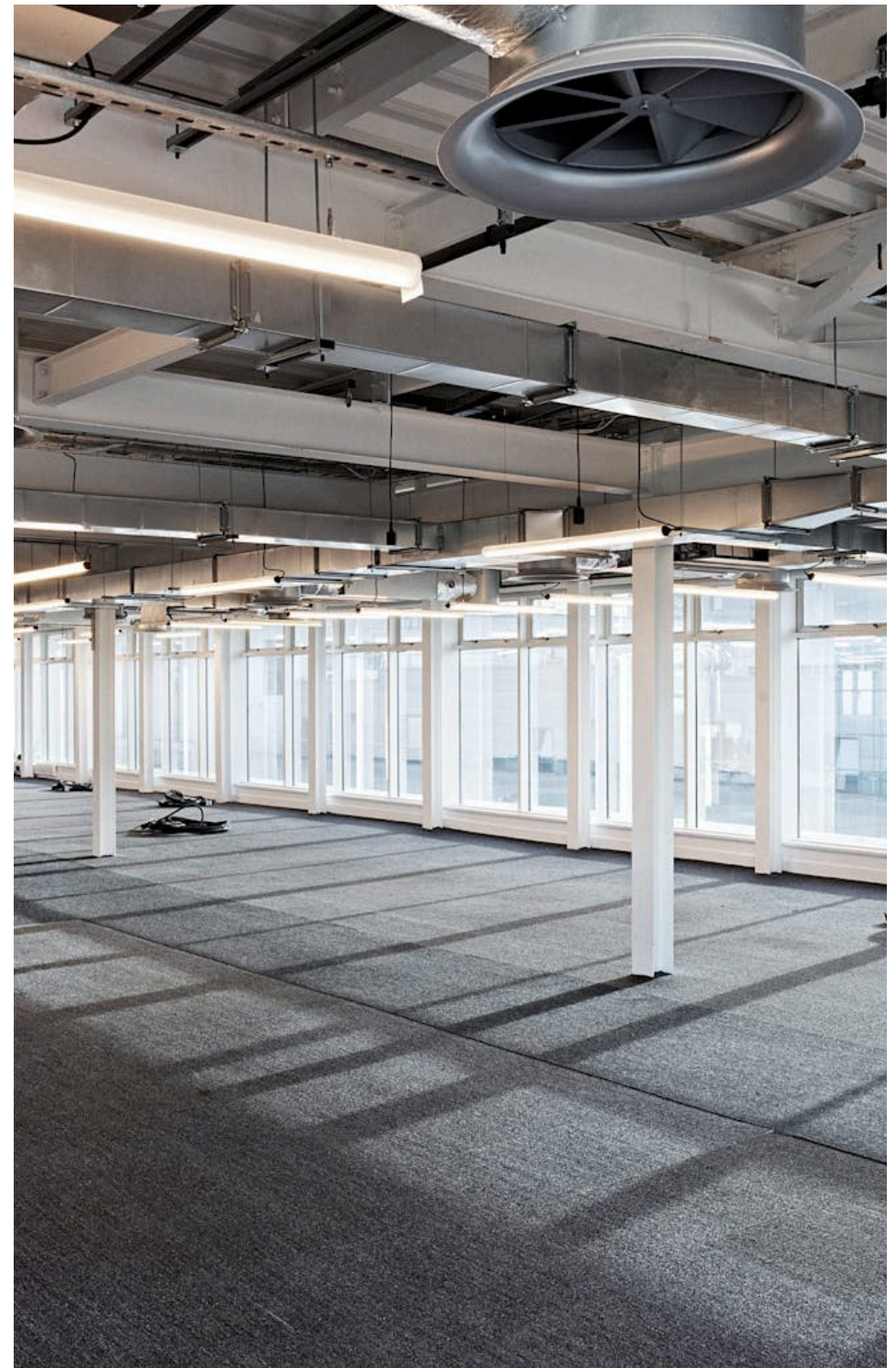


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Amenities

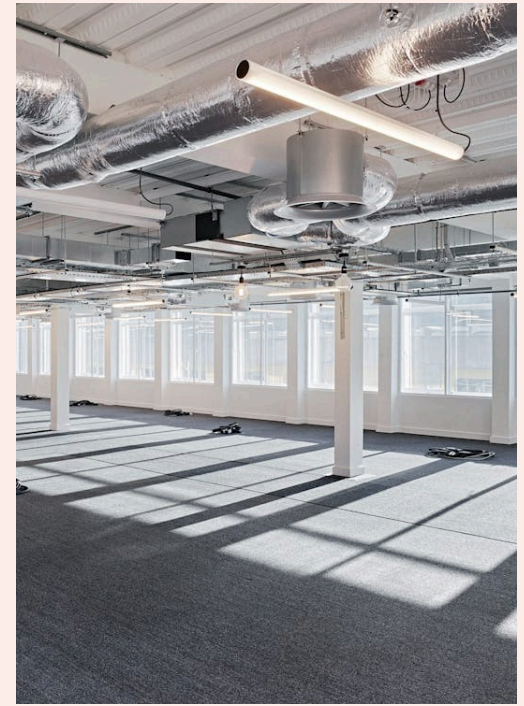
- Iconic art deco building in the heart of Camden
- Exposed air conditioning
- Lower Ground floor recording studios
- 8 floors of stunning offices
- Excellent views
- Canal side location
- 6th floor outdoor loggia
- Art deco staircase
- Car Parking
- Cycle storage and shower facilities



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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
5th	6,314	£37.50	£15.98	£8.50	£32,611.81	£391,341.72	Available
4th	6,260	£37.50	£15.98	£8.50	£32,332.90	£387,994.80	Available
3rd	6,256	£25	£15.98	£8.50	£25,795.57	£309,546.88	Available
2nd	6,181	£25	£15.98	£8.50	£25,486.32	£305,835.88	Let
1st	6,337	£47.50	£15.98	£8.50	£38,011.44	£456,137.26	Available
Total	31,348	£34.50	£15.98	£8.50	£154,238.04	£1,850,856.54	

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Terms

New full repairing & insuring lease(s) available directly from the Landlord for a term by arrangement.

VAT

The property is elected for VAT.

Local Authority

The London Borough of Camden

Tenure

New Lease

Availability

Available Immediately

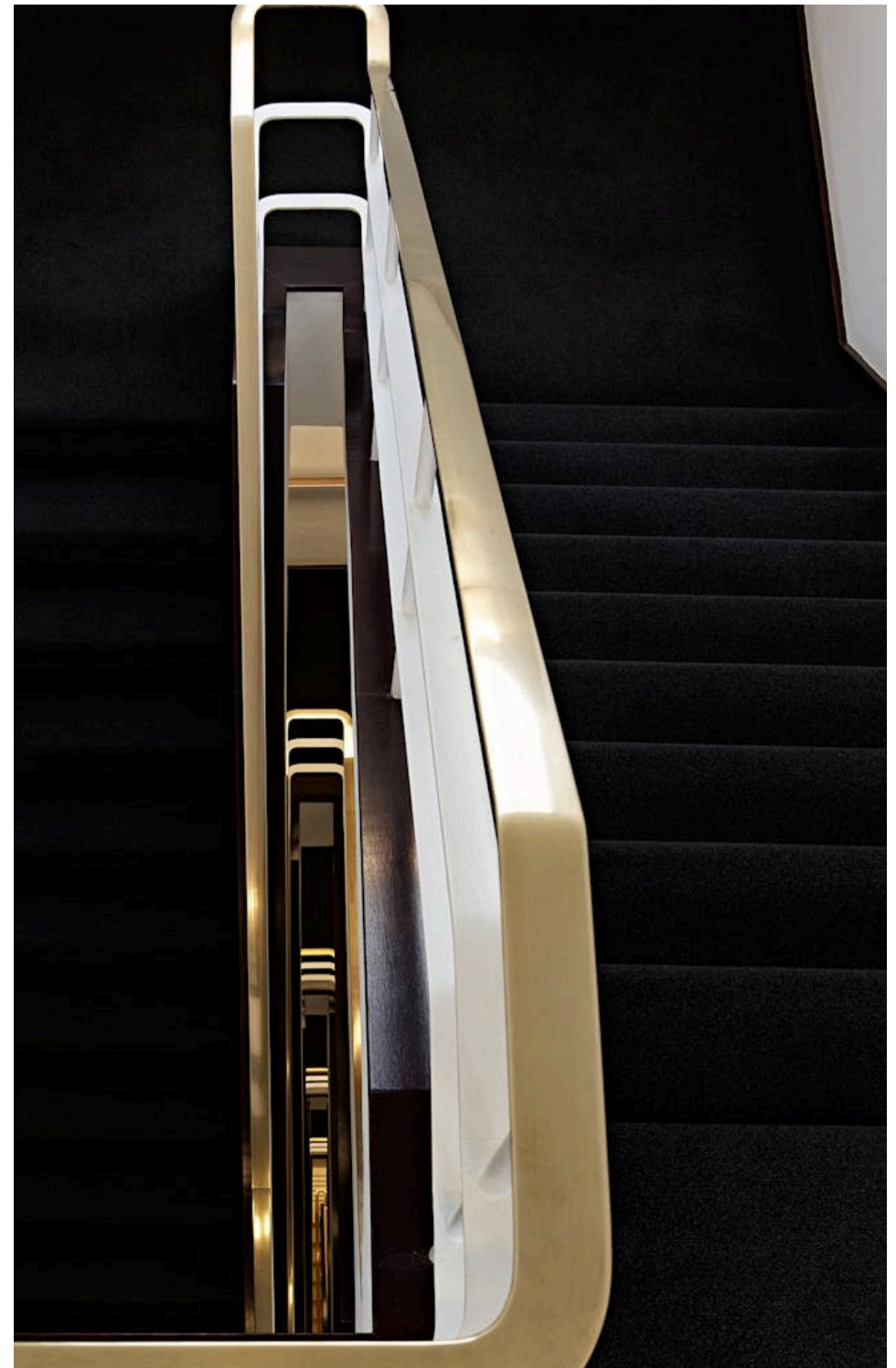
Compton Concierge

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Compton



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All appointments to view must be arranged via sole agents, Compton, through:



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