



## 10 Jamestown Road, London, NW1 7HW

Modern 3,070 sq ft Camden office to let at £45 psf—great location, natural light, A/C, near Camden Market & Camden Town Station

### Key Points

- Modern Office Space – 3,070 sq ft on the second floor within a mixed-use building
- Excellent Amenities – Air conditioning, natural light, kitchenette, and a refurbished entrance.
- Competitive Rent – £45 per sq ft, available on a new lease
- Strong Business Environment – Area home to global brands like Dr. Martens
- Prime Camden Location – In the heart of Camden, just a 5-minute walk from Camden Town Station (Northern Line).
- Flexible Layout – Includes several meeting rooms and private offices.
- Vibrant Surroundings – Close to Camden Market and Hawley Wharf, offering 1,000+ shops, bars, cafés, and leisure.

# 10 Jamestown Road, London, NW1 7HW

## Summary

Available Size	3,070 sq ft
Rent	£45 per sq ft
Rates Payable	£23.86 per sq ft
Service Charge	£7.26 per sq ft
Estate Charge	N/A
Total	£76.12 per sq ft
Rateable Value	£132,000
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

10 Jamestown Road is a modern, mixed use building, arranged over five floors providing four self-contained ground floor retail units, first, second and part third floor office space and residential accommodation to the remaining upper floors. The office accommodation benefits from a separate entrance which has recently been refurbished. The second floor, totalling 3,070 sq ft, is available on a new lease. The office benefits from several meeting rooms and private offices.

The building itself is a 5-minute walk from Camden Town Station with easy connection to King's Cross, The West End and The City.

## Property Highlights / Amenities

- Build Date: 2006
- Number of Passenger lifts: 1
- Air conditioning: Yes
- Excellent natural light: Yes
- Kitchenette: Yes

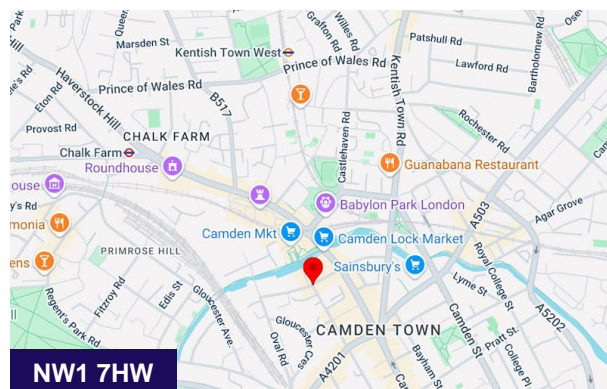
## Location

Nestled in the heart of Camden, Jamestown Road benefits from excellent foot traffic and proximity to Camden Town Station (Northern Line). Camden Town boasts a rich and diverse cultural heritage and has grown into a well-established business hub, attracting global names such as Dr. Martens. The area buzzes with energy, offering a vibrant mix of retail, leisure, and food & beverage options that cater to every need throughout the day and into the night.

At the heart of Camden lies the iconic Camden Market, home to over 1,000 distinctive shops, stalls, bars, and cafés. This dynamic destination is curated by the same investor behind the transformative Hawley Wharf development—a 550,000 sq ft scheme that further enhance the Camden Lock area. Hawley Wharf blends retail, leisure, dining, residential, and office spaces, with anchor tenants including Curzon cinemas, flexible workspace provider LABS, and serviced apartment brand STAY.

## Terms

Available on a new lease, outside the Landlord and Tenant Act 1954, with an asking rent of £45 psf.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office	3,070	285.21	Available
<b>Total</b>	<b>3,070</b>	<b>285.21</b>	

## Get in touch



### George Cracknell

07384 897647

georgecracknell@johndwood.com



### Craig Van Straten

020 7629 9050 | 07763 928238

craigvanstraten@johndwood.com

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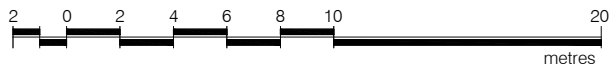
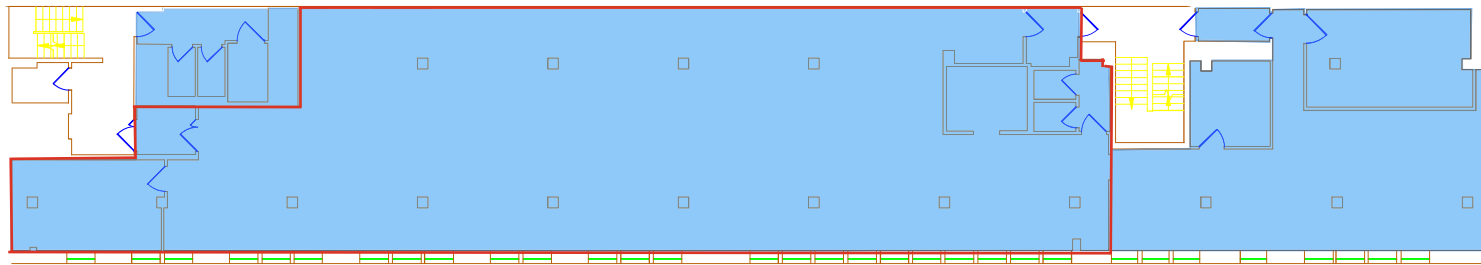
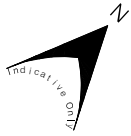
# GENERAL ARRANGEMENT PLAN

## 10 JAMESTOWN ROAD

LONDON, NW1

### First Floor

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JAMESTOWN ROAD