



## 10 Greenland Street, London, NW1 0ND

SELF CONTAINED GROUND FLOOR CLASS E SPACE TO LET WITH SUPERB FLOOR TO CEILING HEIGHT

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,883 sq ft / 174.94 sq m
<b>Rent</b>	£30 per sq ft
<b>Service Charge</b>	£4.29 per sq ft
<b>Rates Payable</b>	£9.12 per sq ft

### Key Points

- Self contained premises with ability for own front door
- Class E - suitable for a variety of uses
- Loading bay with roller shutter door
- Warehouse style space
- Superb floor to ceiling height throughout
- Shower

## Summary

Available Size	1,883 sq ft
Rent	£30 per sq ft
Rates Payable	£9.12 per sq ft
Rateable Value	£34,500
Service Charge	£4.29 per sq ft
Car Parking	1 parking space is available by negotiation
EPC Rating	C (52)

## Description

The ground floor of 10 Greenland Street offers a striking, self-contained space comprising 1,883 sq ft, full of character and creative potential.

Set within a former warehouse, the unit features exposed brickwork, excellent floor-to-ceiling height throughout, and a rare loading shutter opening onto a communal yard — an unusual and valuable feature for many businesses.

With direct street access and a flexible open-plan layout, the space is perfectly suited to creative studios, design practices, showrooms or dynamic office users seeking something unique and inspiring.

## Location

Located in the heart of Camden, 10 Greenland Street is just moments from Camden Town Underground Station (Northern Line) and within walking distance of Camden Road Overground.

The area is renowned for its vibrant mix of independent cafés, bars, markets, and cultural venues, creating an energetic environment for businesses and creatives alike.

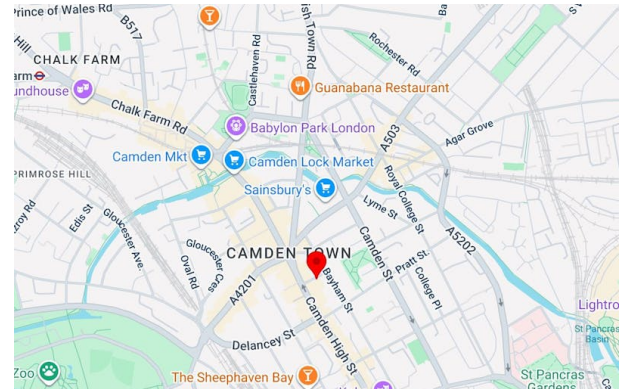
King's Cross is just one stop away, providing easy connections across London and nationally via mainline and Eurostar services.

## Accommodation

Name	sq ft	sq m	Availability
Ground	1,883	174.94	Available
<b>Total</b>	<b>1,883</b>	<b>174.94</b>	

## Terms

New lease direct from the Landlord for a term by arrangement.



## Viewing & Further Information



### Bailey Crouch

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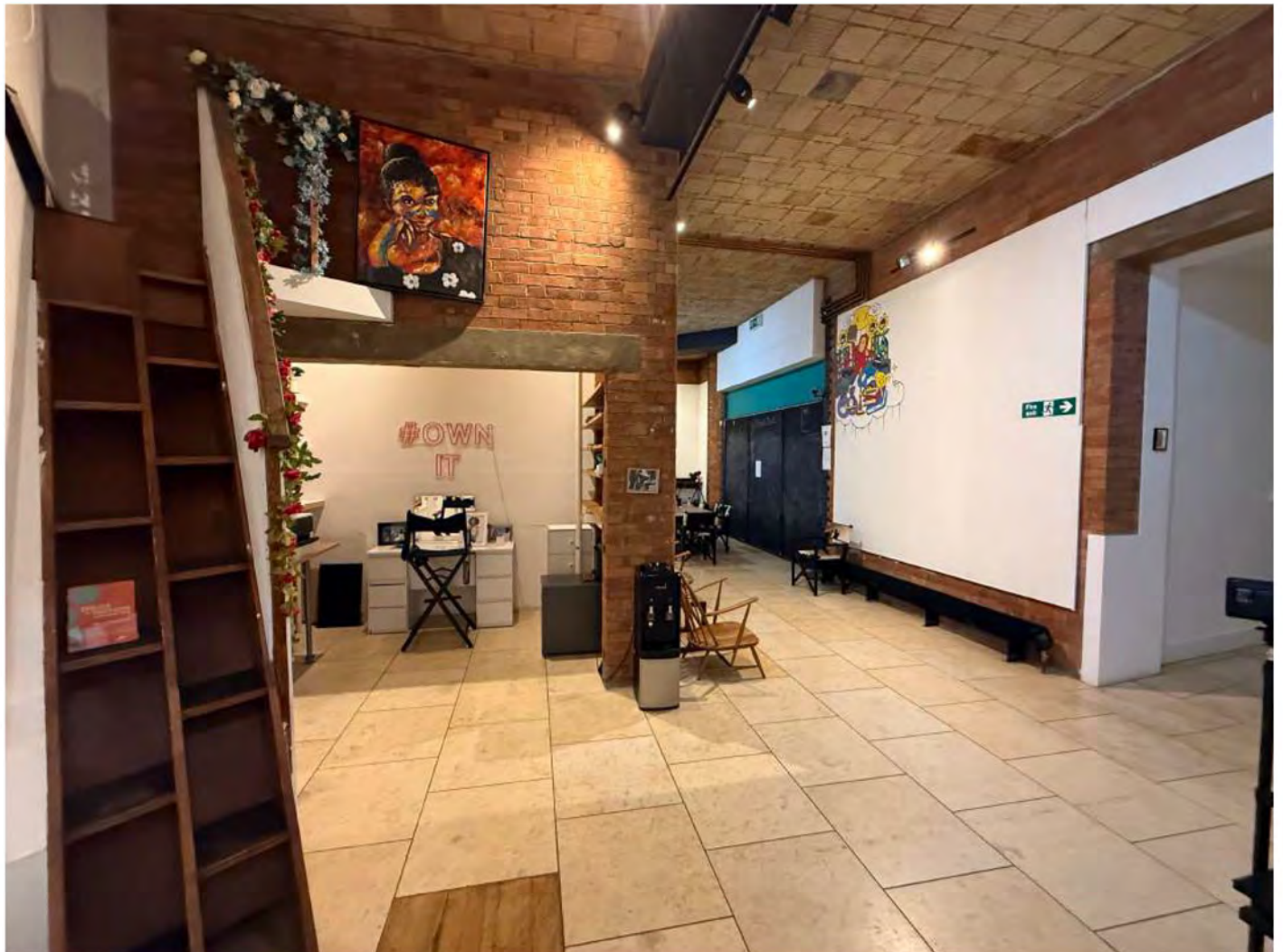
### Andrew Knights

07825 742853

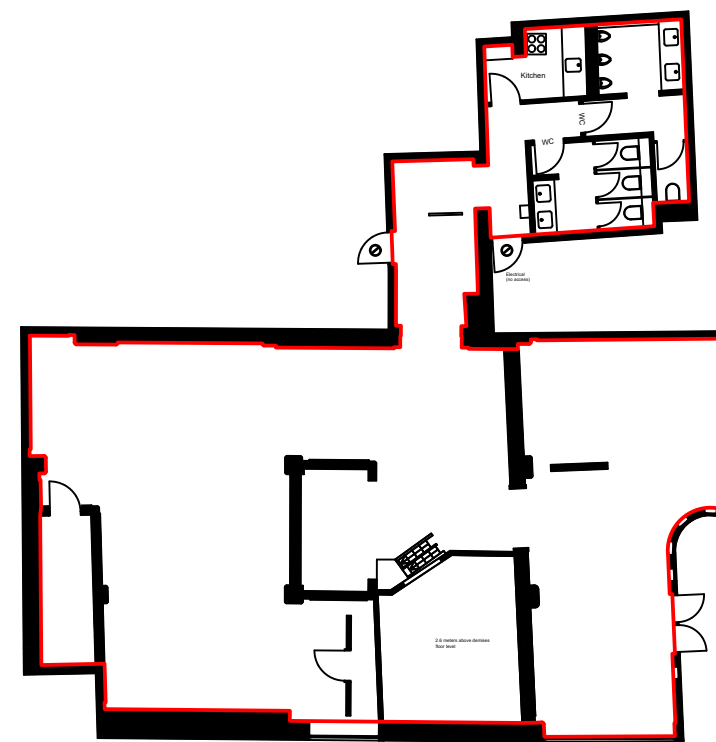
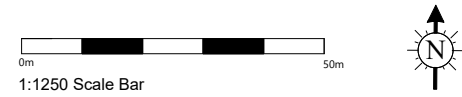
andrew@audley.london

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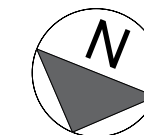




# Location Plan



Ground Level



## Greenland Street

10 Greenland Street  
London  
NW1 0ND

Drawing Name  
Lease Plan

### REFERENCES

Date	Revision	Project Number	Description	Rev
29/09/2025	00	25.09.3424	Property Survey	0/0

sterlingtemple

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