



DUNN'S HAT FACTORY

106-110 KENTISH TOWN ROAD
CAMDEN, NW1

1,610 - 11,600 SQ FT

A BEAUTIFULLY MODERN REFURBISHMENT OF CAMDEN'S HISTORIC HAT FACTORY

Comprehensive Cat A refurbishment

Restored façade

Exposed VRF air conditioning with heat
recovery system

New feature LED lighting

Raised access floor

New entrance hall with receptionist

Fresh air supply

Passenger lifts

Extensive bicycle storage

Shower facilities

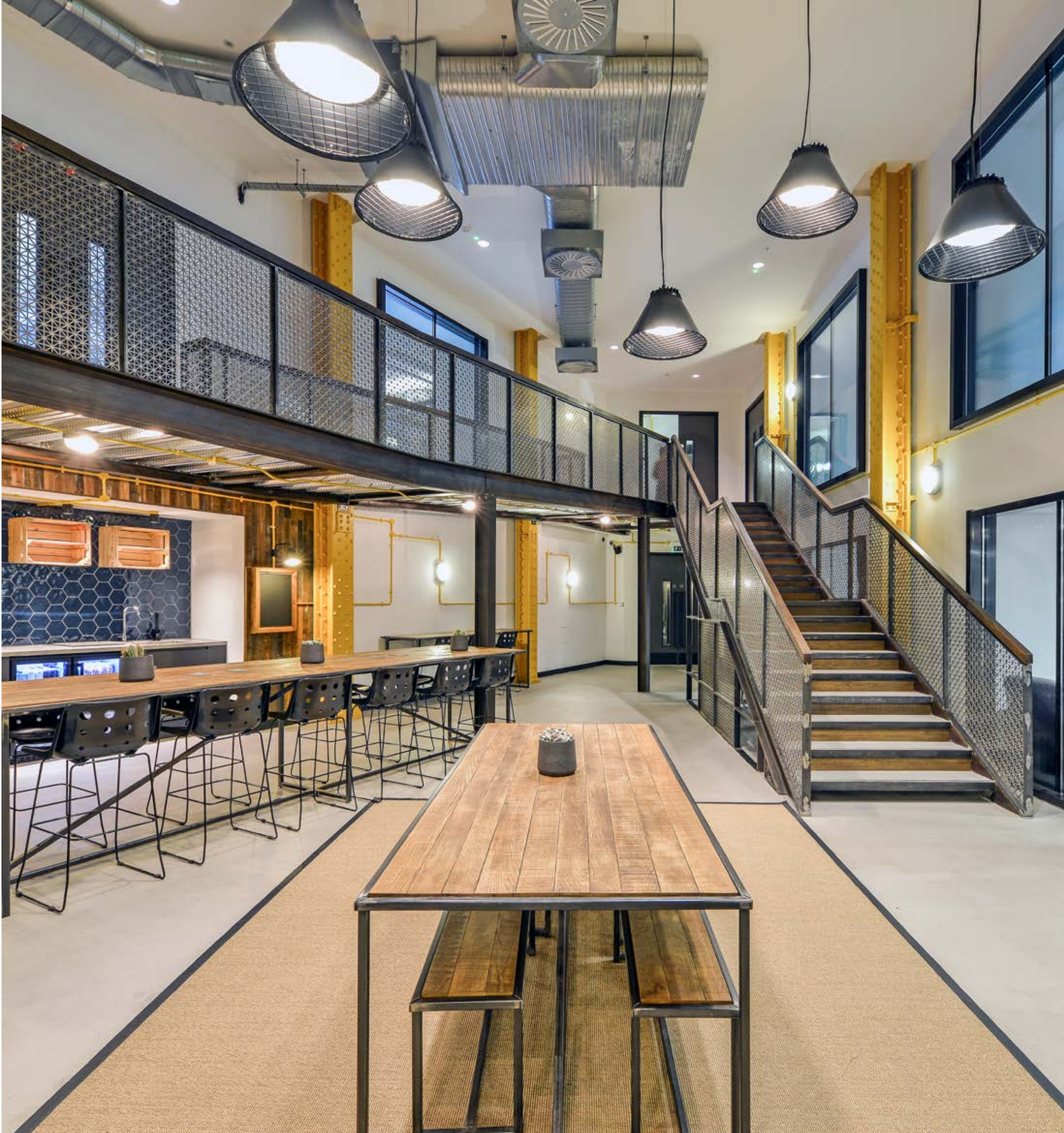
Communal breakout space

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FRESH & CONTEMPORARY OFFICE ACCOMMODATION

FLOOR	SQ FT	SQ M	STATUS
Part 4th West	2,738	254	Available
4th East (fitted)	4,230	393	Let
3rd	7,253	674	Available
Ground West	1,610	150	Available

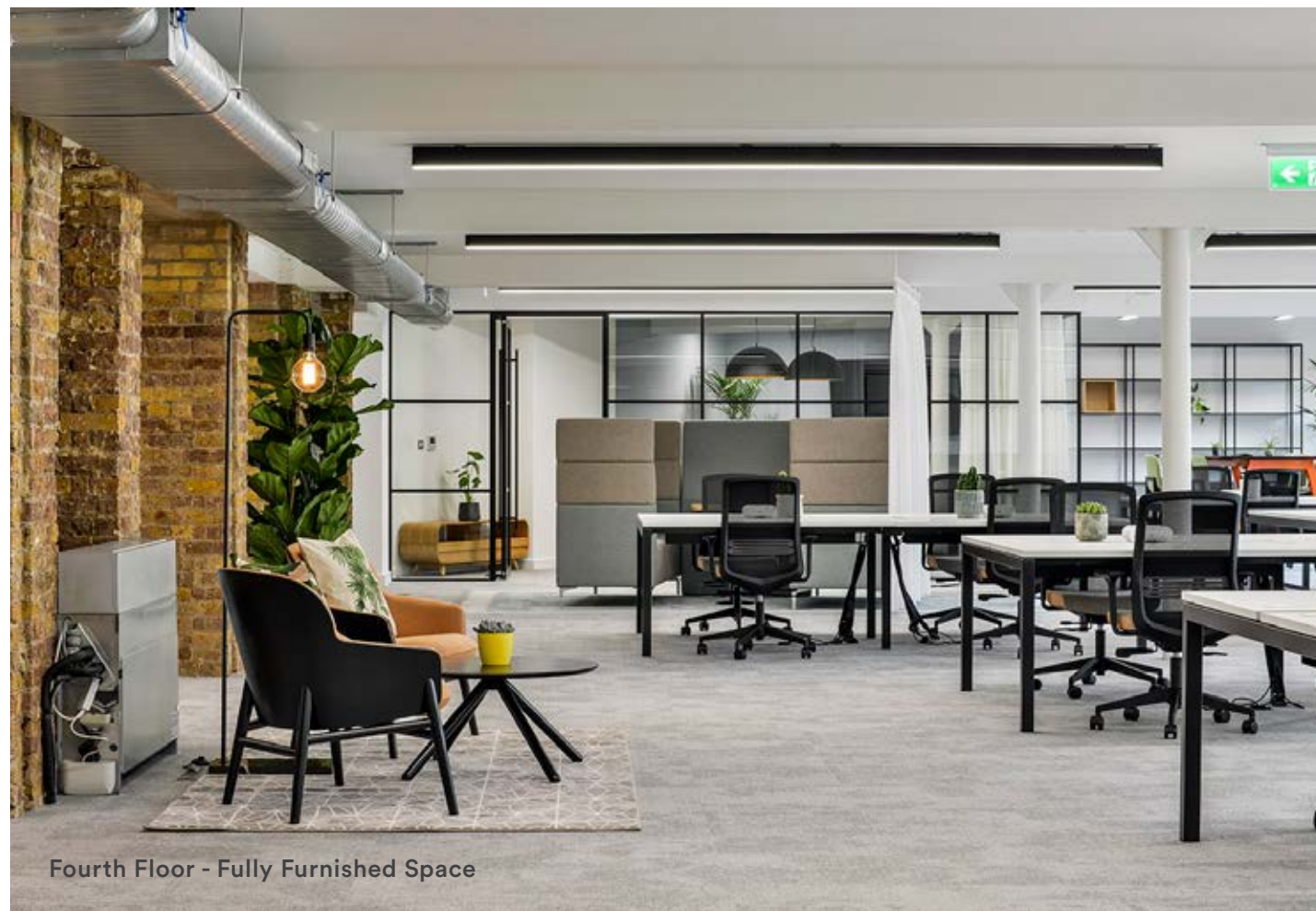




Ground Floor



Fourth Floor - Fully Furnished Space



Fourth Floor - Fully Furnished Space



Fourth Floor - Fully Furnished Space

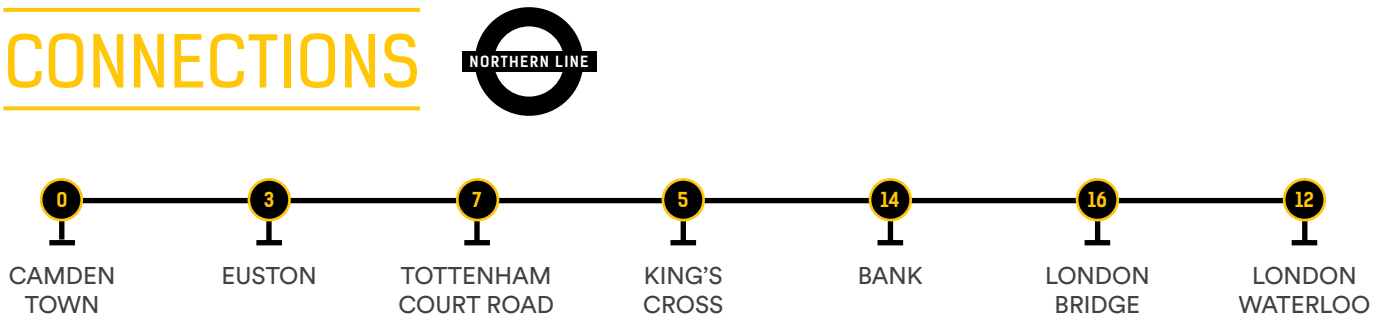
A VIBRANT LOCATION...

Situated on the East side of Kentish Town Road and close to its junction with Royal College Street Dunn's Hat Factory benefits from large dual frontages to both streets.

The Island site is placed to enjoy the extensive variety of retail and culinary offerings which Camden and Kentish Town welcome. An abundance of household names and independent boutiques.

The area has established itself as a desirable business location with its unique and colourful charm and accessibility to the West End and beyond.

CONNECTIONS



AMENITIES

- 1 KOKO
- 2 Jazz Cafe
- 3 The Roundhouse
- 4 Camden Market
- 5 Buck Street Market
- 6 Blue's Kitchen
- 7 Amazon Fresh
- 8 Bomo Garden Centre
- 9 In Motion
- 10 Lunar Cycles
- 11 Natural Health
- 12 St Pancras Boxing Club

FOOD & DRINK

- 1 Philippe Conticini
- 2 Rudy's Dirty Vegan Diner
- 3 The Cheese Bar
- 4 The Farrier
- 5 Mildreds
- 6 Pizza Pilgrims
- 7 Gail's Bakery
- 8 The Coffee Jar
- 9 Burger & Beyond
- 10 Haché Burgers
- 11 Chin Chin Labs
- 12 Namaste Kitchen
- 13 Lemonia
- 14 Purezza
- 15 York & Albany
- 16 Doppio Coffee
- 17 The Fields Beneath
- 18 Knowhere Special
- 19 The Lion and Unicorn
- 20 The Pineapple
- 21 Albion's
- 22 Arancini Brothers
- 23 Bengal Lancer
- 24 E. Mono
- 25 The Rabbit Hole

OCCUPIERS

- 1. British Heart Foundation
- 2. Doctor Martens
- 3. Bauer Media
- 4. RNIB
- 5. Viacom
- 6. Piercy & Co
- 7. French Connection
- 8. Hugo Boss
- 9. Star Lizard
- 10. Lyle & Scott
- 11. SSP
- 12. Itch
- 13. ASOS

Not to scale.
Indicative only.



FURTHER INFORMATION

TERMS

On request.

EPC

The property has an EPC rating of C.

OrchardStreet
INVESTMENT MANAGEMENT LLP

CONTACT

For further information please contact the vendor's agents:

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