



DUNN'S

HAT

FACTORY

106-110 KENTISH TOWN ROAD
CAMDEN, NW1

FULLY FITTED, FURNISHED
AND READY TO GO
4,230 SQ FT

A BEAUTIFULLY MODERN REFURBISHMENT OF CAMDEN'S HISTORIC HAT FACTORY

COMPREHENSIVE REFURBISHMENT
OFFERING OPEN PLAN AND FITTED OFFICES

REFURBISHED ENTRANCE HALL WITH
RECEPTIONIST

REFURBISHED ATRIUM WITH BREAK OUT /
COWORKING SPACE

WIFI ENABLED

EXTENSIVE BICYCLE STORAGE

SHOWER FACILITIES

COFFEE AND TEA

RECEPTION

24 HOUR ACCESS

PETS ALLOWED

DUNN'S HAT FACTORY





FRESH & CONTEMPORARY OFFICE ACCOMMODATION



INCLUDED IN PRIVATE SPACE:

44 work stations*

Rent

Rates

Service Charge

Private 200mb high speed fibre & WiFi

Utilities

Private 10 person board room

Private 6 person meeting room

Private break out area & kitchen with integrated appliances

Informal break out areas

INCLUDED WITHIN THE BUILDING:

Use of Dunn’s atrium space for co-working with high speed WiFi

Free Coffee & Tea (in atrium)

Showers

Secure bike storage

Staffed Building Reception (during normal working hours)

24 hour access

Pets allowed

*Additional desks available on request

FOURTH FLOOR EAST
4,230 SQ FT – AVAILABLE

FLOOR	SQ FT	SQ M	STATUS
4th (East)	4,230	393	Available
Ground (East)	2,231	207	Let



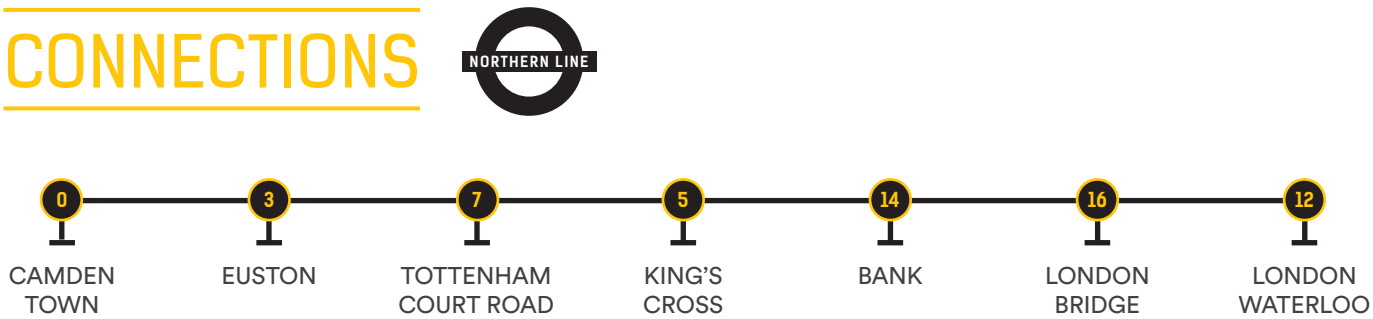
A VIBRANT LOCATION...

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



... WITH INDUSTRY LEADERS ON YOUR DOORSTEP



BARS & RESTAURANTS

- | | |
|------------------------|----------------------------|
| 1__ Brewdog Camden | 12__ O2 Forum Kentish Town |
| 2__ The Blues Kitchen | 13__ The Prince Albert |
| 3__ Proud Camden | 14__ Grand Union Camden |
| 4__ The Lock Tavern | 15__ The Cuban |
| 5__ The Roundhouse | 16__ Bull & Gate |
| 6__ Hache | 17__ Chicken Shop |
| 7__ Sen-Nin | 18__ Camden Lock |
| 8__ Byron Burger | 19__ Arancini Factory Cafe |
| 9__ Mildreds | 20__ Lazy Hunter |
| 10__ Honest Burgers | 21__ Doppio Coffee |
| 11__ Electric Ballroom | 22__ Wahaca |

BUSINESS & DEVELOPMENTS

- | | |
|---------------------------------|----------------------------|
| 23__ Lean Mean Fighting Machine | 29__ Hugo Boss HQ |
| 24__ Conran Design Group | 30__ MTV / Viacom |
| 25__ Condé Nast | 31__ Ted Baker |
| 26__ Getty Images | 32__ Hat Trick productions |
| 27__ Associated Press | 33__ Highgate Studios |
| 28__ French Connection | 34__ Hawley Wharf |
| | 35__ Grand Union House |

Not to scale.
Indicative only.



www.hatfactorycamden.com

OrchardStreet
INVESTMENT MANAGEMENT LLP

FURTHER INFORMATION

TERMS

- Price on application
- Minimum 24 month contract
- Monthly in-advance payments
- 1 month rent deposit + VAT

EPC

The property has an EPC rating of C.

CONTACT

For further information please contact the vendor's agents:

**EDWARD CHARLES
& PARTNERS W 1**
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