DUNN’S HAT FACTORY
106-110 KENTISH TOWN ROAD CAMDEN, NW1
1,610 – 11,835 SQ FT OFFICE SPACE
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 lift
Extensive bicycle storage
Shower facilities

DUNN’S HAT FACTORY
FRESH & CONTEMPORARY
OFFICE ACCOMMODATION

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
<th>VIEW</th>
<th>AVAILABILITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th</td>
<td>7,256</td>
<td>674</td>
<td>🏢</td>
<td>Available Now</td>
</tr>
<tr>
<td>Ground</td>
<td>1,610</td>
<td>149</td>
<td>🏢</td>
<td>Available Now</td>
</tr>
<tr>
<td>Lower Ground</td>
<td>2,969</td>
<td>276</td>
<td>🏢</td>
<td>Available Now</td>
</tr>
<tr>
<td>Reception</td>
<td>-</td>
<td>-</td>
<td>🏢</td>
<td>-</td>
</tr>
</tbody>
</table>
GROUND FLOOR – AVAILABLE NOW
1,610 SQ FT

FOURTH FLOOR – AVAILABLE NOW
7,256 SQ FT

LOWER GROUND FLOOR – AVAILABLE NOW
2,969 SQ FT
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

Not to scale.

Indicative only.

BARS & RESTAURANTS

1. Brewdog Camden
2. The Blues Kitchen
3. Proud Camden
4. The Lock Tavern
5. The Roundhouse
6. Hache
7. Sen-Nin
8. Byron Burger
9. Mildreds
10. Honest Burgers
11. Electric Ballroom
12. O2 Forum Kentish Town
13. The Prince Albert
14. Grand Union Camden
15. The Cuban
16. Bill & Gate
17. Chicken Shop
18. Camden Lock
19. Arancini Factory Cafe
20. Lazy Hunter
21. Doppi Coffee
22. Wahaca
23. Lean Mean Fighting Machine
24. Conran Design Group
25. Condé Nast
26. Getty Images
27. Associated Press
28. French Connection
29. Hugo Boss HQ
30. MTV / Viacom
31. Ted Baker
32. Hat Trick productions
33. Highgate Studios
34. Hawley Wharf
35. Grand Union House
FURTHER INFORMATION

TERMS
On request.

EPC
The property has an EPC rating of C.

CONTACT
For further information please contact the vendor’s agents:

Jamie Shuttle
jshuttle@edwardcharles.co.uk
020 7009 2300

Katie Dart
kdart@edwardcharles.co.uk
020 7009 2300

Sean Cunningham
scunningham@edwardcharles.co.uk
020 7009 2300

Joe Fuller
joe@bluebooklondon.co.uk
020 7167 6401

Isobel Ewart
isobel@bluebooklondon.co.uk
020 7167 6403

Misrepresentation Act. These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. June 2018