



DUNN'S

HAT

FACTORY

106-110 KENTISH TOWN ROAD
CAMDEN, NW1

REFURBISHED OPEN
PLAN OFFICES
1,610 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



| FLOOR | SQ FT | SQ M | STATUS |
|---------------|-------|------|-----------|
| Part 4th West | 2,738 | 254 | Let |
| 3rd | 7,253 | 674 | Let |
| 2nd | 7,256 | 674 | Let |
| 1st | 6,988 | 649 | Let |
| Ground (West) | 1,610 | 150 | Available |
| Lower Ground | 2,969 | 276 | Let |



↑
Not to scale.
Indicative only.

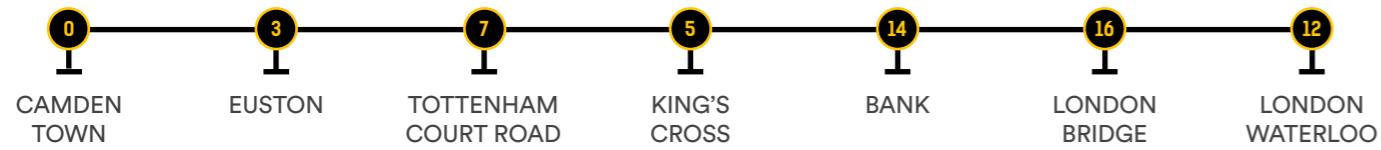
A VIBRANT LOCATION...

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.

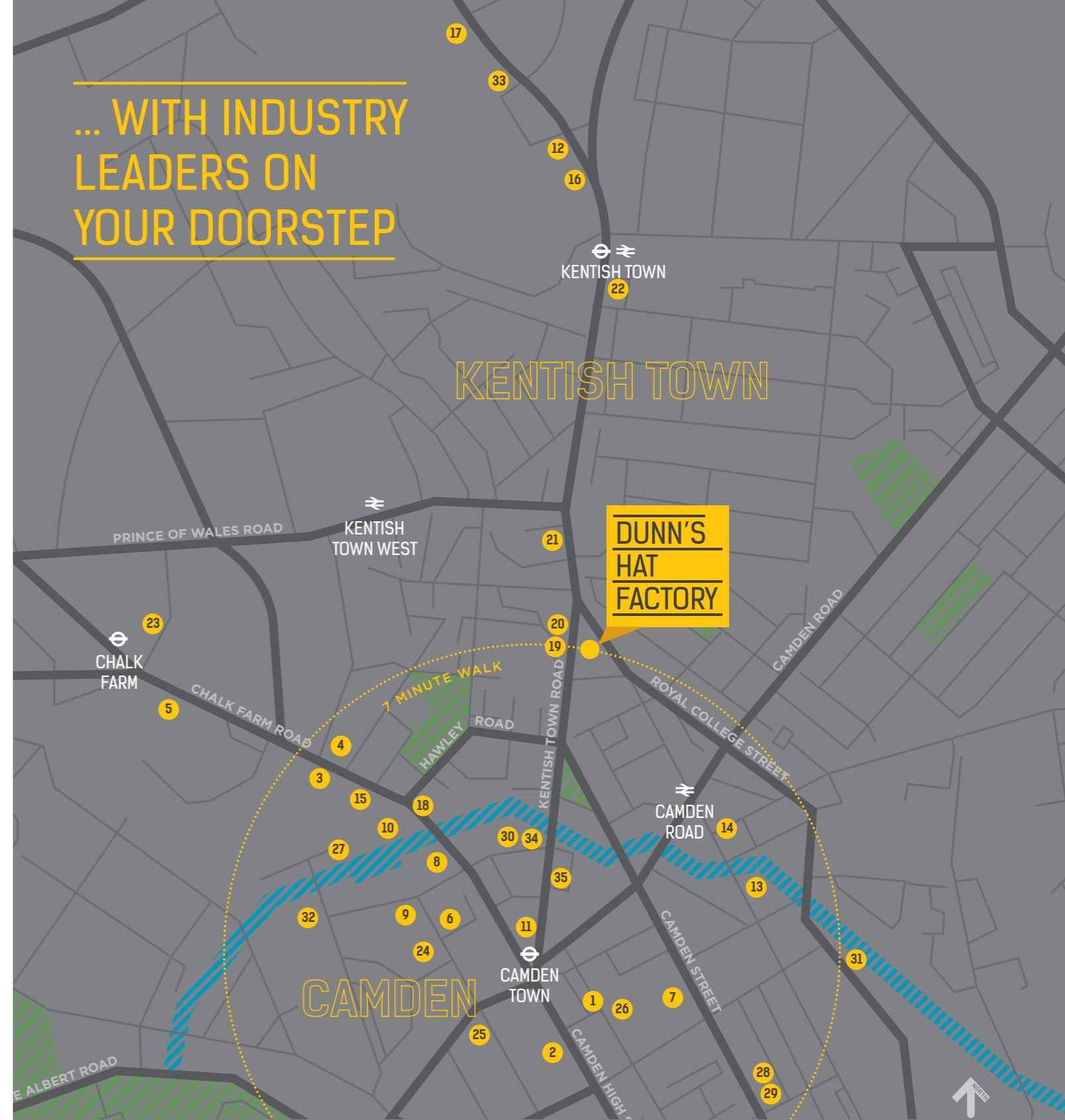
The Island site is placed to enjoy the extensive variety of retail and culinary offerings which Camden and Kentish Town welcome. An abundance of household names and independent boutiques.

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



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 __ Bull & Gate
- 17 __ Chicken Shop
- 18 __ Camden Lock
- 19 __ Arancini Factory Cafe
- 20 __ Lazy Hunter
- 21 __ Doppio Coffee
- 22 __ Wahaca

BUSINESS & DEVELOPMENTS

- 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



www.hatfactorycamden.com

OrchardStreet
INVESTMENT MANAGEMENT LLP

FURTHER INFORMATION

TERMS

On request.

EPC

The property has an EPC rating of C.

CONTACT

For further information please contact the vendor's agents:

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