

DUNN'S HAT FACTORY, 106-110 KENTISH TOWN ROAD **NW1 9PX**

4th FLOOR - 4,230 SQ FT

**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

FULLY FITTED OFFICE TO LET -

[Click to view floor](#)



The 4th floor at Dunn's Hat Factory is fully fitted and ready to occupy. The entire building has been comprehensively refurbished to provide quality Grade A accommodation, presenting a new façade, common parts and office floors with industrial style finish.

Fully fitted	44 Workstations	10-person boardroom	6-person internal meeting room / directors office
Staffed reception	Breakfast area + kitchen	Atrium space for co-working with high speed Wi-fi, free tea & coffee	Passenger lift serving all floors
Refurbished WCs and showers	Secure bike storage	24-hour access	Pets allowed

LOCATION

The property is prominently situated on the east side of Kentish Town Road and close to its junction with Royal College Street. The office benefits from a range of transport routes including the London Underground, bus and cycle routes. The property is also close to the West End and

TRANSPORT

Camden Town Underground Station - Northern Line (8 min walk)

Chalk Farm Underground Station - Northern Line



Floor Plan: 4th Floor fully fitted with 44 workstations and breakout areas

FLOOR	SIZE (SQ FT)	RENT (PCM)	AVAILABILITY
Part 4 th (East)	4,230	Fully Inclusive*: £32,000 per calendar month + vat	Available

*Fully Inclusive of rent, business rates, service charge, utilities, 200mb high speed fibre + Wi-Fi

TENURE Leasehold

EPC C

LEASE New leases available for a term by arrangement direct from the Landlord.

VIDEO LINK [Dunn's Hat Factory](#)

WEBSITE [The Hat Factory, Camden](#)

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
020 7009 2300

Jamie Shuttle
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