

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

**4<sup>th</sup> FLOOR - 4,230 SQ FT**

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

FULLY FITTED OFFICE TO LET -

[Click to view floor](#)



The 4<sup>th</sup> 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 <sup>th</sup> (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**  
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Jamie Shuttle  
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