

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

1,610 – 5,840 SQ FT

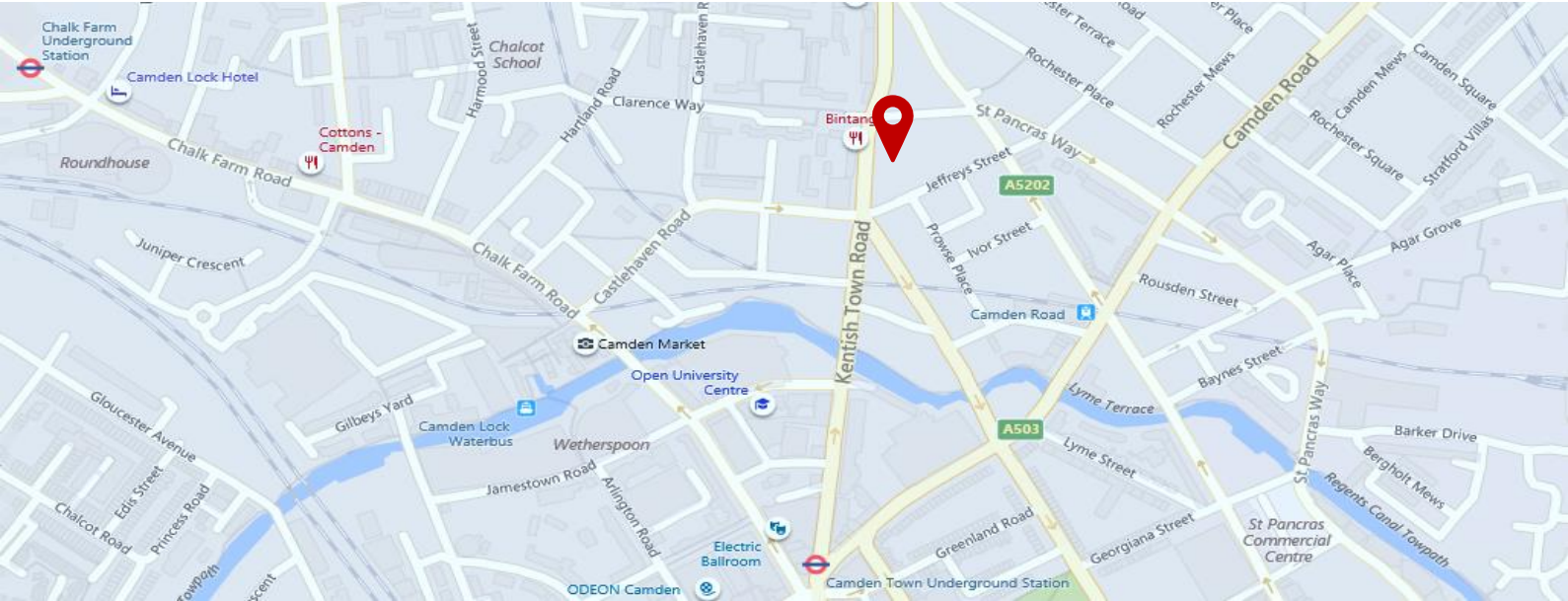
EDWARD CHARLES
& PARTNERS **W 1**
CHARTERED SURVEYORS



NEWLY REFURBISHED OFFICE FLOORS TO LET

Dunn's Hat Factory has been comprehensively refurbished to provide quality Grade A accommodation, presenting a new façade, common parts and office floors with industrial style finish.

Comprehensive Cat A refurbishment	Raised access floor	Fully fitted 4th floor	New feature LED lighting	Restored facade
New reception	Secure bike storage	Exposed VRF air conditioning	Passenger lift serving all floors	Refurbished WCs and showers



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 available with accessibility to the West End and beyond.

TRANSPORT

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

Chalk Farm Underground Station Northern Line - (13 min walk)

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Part 4 th (East)	4,230	£32,000 per calendar month + vat – FULLY FITTED			Available
Part Ground (East)	2,231	£47.50 psf	C.£7.87	£8.00	Let
Part Ground (West)	1,610	£47.50 psf	C.£7.87	£8.00	Available
Total	5,840	–	–	–	–

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

EPC C

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

WEBSITE [The Hat Factory, Camden](#)

VIEWING

Strictly by appointment through landlord's joint sole agents:

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