



## The Lockhouse, 33 Oval Road, Camden, London, NW1 7EA

16,500 sq ft Grade A self-contained Camden office overlooking Regent's Canal, with breakout space, meeting rooms & parking.

### Key Points

- Grade A Ground Floor Self Contained Offices
- Atrium Skylights Over Central Breakout Space
- Large and Welcoming Reception
- 3.63m Ceiling Height
- 6 Car Parking Spaces in Basement
- Various Fitted Meeting Rooms
- Event Spaces and Large Boardroom
- Air Conditioning and Kitchen Facilities

# The Lockhouse, 33 Oval Road, Camden, London, NW1 7EA

## Summary

Available Size	16,500 sq ft
Rent	Rent on application
Rates Payable	£19.64 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Description

The Lockhouse offers a unique opportunity to acquire a self-contained office suite located on the ground floor. The accommodation comprises a variety of private offices, meeting rooms, boardrooms, and flexible event spaces, all arranged around a spacious and well-lit central breakout area. This collaborative hub serves as the focal point of the workspace, providing an ideal setting for team interaction and informal meetings.

The office benefits from an abundance of natural daylight provided by the atrium skylights, attractive views across Regent's Canal, and the added convenience of six dedicated parking spaces within the basement car park.

## Location

The property occupies a prominent position on the north-western side of Oval Road, directly opposite the intersection with Jamestown Road, which provides access to the lively Camden High Street. The area offers a diverse selection of national and independent retailers, as well as numerous cafés, bars, pubs, and restaurants. Both Regent's Park and Primrose Hill are within comfortable walking distance, with the latter also known for its boutique shops and popular dining establishments.

The location benefits from excellent transport connections, with both Camden Town and Chalk Farm Underground stations (Northern Line) situated nearby. These stations provide convenient access to King's Cross St Pancras, offering Underground, national rail, and international rail services, including Eurostar connections to destinations across Europe. In addition, the area is well served by a range of local bus routes.

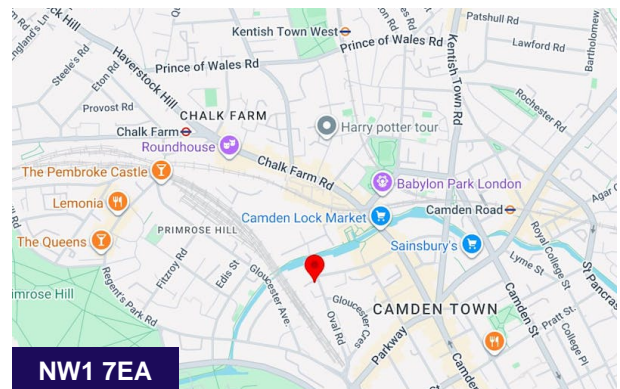
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	16,500	1,532.90	Available
<b>Total</b>	<b>16,500</b>	<b>1,532.90</b>	

## Terms

A new proportional Full Repairing and Insuring Sub Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954



## Get in touch



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