

10 Greenland Street, NW1 0ND

SELF CONTAINED GROUND FLOOR CLASS E SPACE TO LET
WITH SUPERB FLOOR TO CEILING HEIGHT



- Self contained premises with ability for own front door
- Class E - suitable for a variety of uses
- Loading bay with roller shutter door
- Warehouse style space
- Superb floor to ceiling height throughout

For further information please contact:

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Prince Frederick House
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Overview

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Location

Located in the heart of Camden, 10 Greenland Street is just moments from Camden Town Underground Station (Northern Line) and within walking distance of Camden Road Overground.

The area is renowned for its vibrant mix of independent cafés, bars, markets, and cultural venues, creating an energetic environment for businesses and creatives alike. King's Cross is just one stop away, providing easy connections across London and nationally via mainline and Eurostar services.

Accommodation

The ground floor of 10 Greenland Street offers a striking, self-contained space comprising 2,100 sq ft, full of character and creative potential. Set within a former warehouse, the unit features exposed brickwork, excellent floor-to-ceiling height throughout, and a rare loading shutter opening onto a communal yard — an unusual and valuable feature for many businesses.

With direct street access and a flexible open-plan layout, the space is perfectly suited to creative studios, design practices, showrooms or dynamic office users seeking something unique and inspiring. The accommodation comprises the following areas:

Floor	Sq Ft	Sqm
Ground	1,883	174.94



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Terms

A new lease direct from the Landlord for a term by arrangement

Rent

£30 per sq ft

Business Rates

£9.41 per sq ft

Rateable Value

£34,500

Service Charge

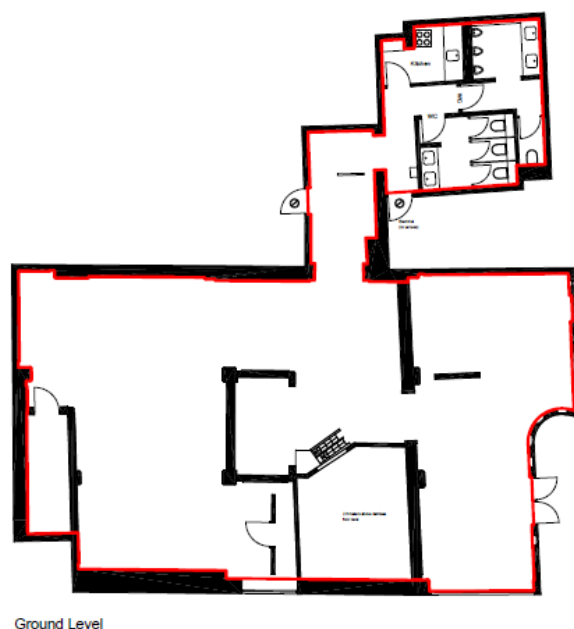
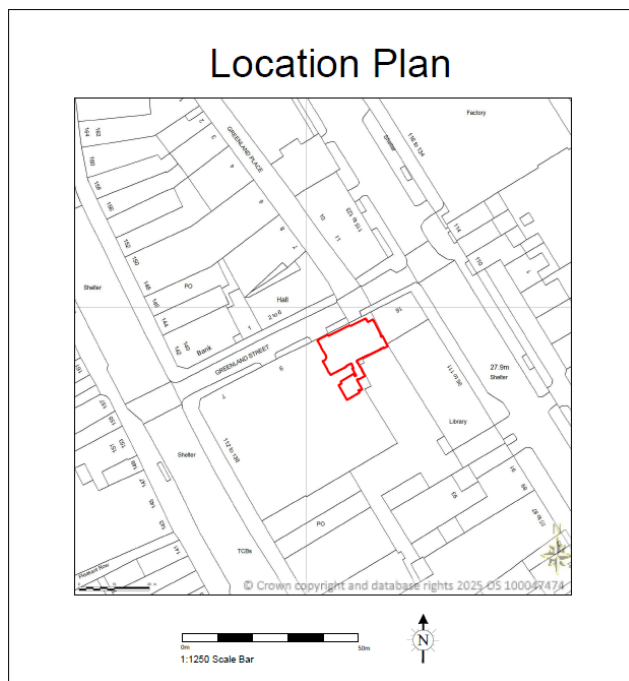
£4.29 per sq ft

Car Parking

1 parking space is available by negotiation

EPC Rating

Strictly by prior arrangement through sole agents.



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