



# 24-28 OVAL ROAD

CAMDEN NW1

# WELCOME

to a grade II listed icon in the heart of Camden

THEN

→ NOW

HISTORY

# 1894

24–28 Oval Road began life as a bottle warehouse for world famous wine and whiskey merchant W & A GILBEY





# 1934

The pub that once stood on this site  
is replaced with GILBEY HOUSE,  
a modernist masterpiece by renowned  
architect Serge Chermeyeff



31,348 sq ft of thoughtfully refurbished  
office space across 8 floors

# A HIDDEN GEM

THE BUILDING





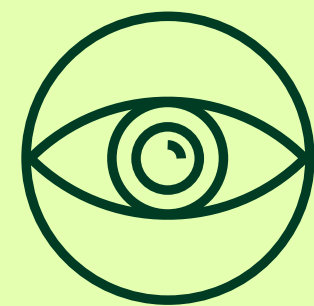
31,348

SQ FT OF SPACE

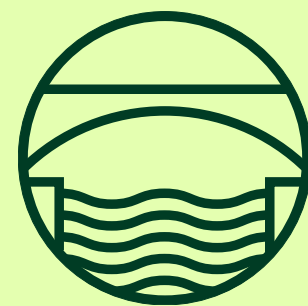
# HIGHLIGHTS



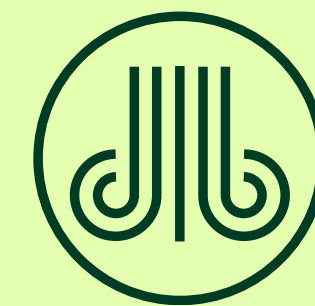
FULLY FITTED  
FIRST FLOOR



BEAUTIFUL  
VIEWS



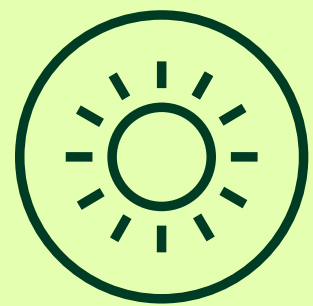
CANAL SIDE  
LOCATION



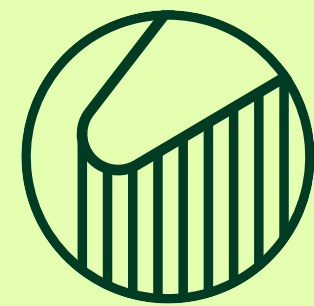
EXPOSED AIR  
CONDITIONING



SOUND PROOF  
STUDIOS



EXCEPTIONAL  
NATURAL LIGHT



ART DECO  
STAIRCASE



BICYCLE  
RACKS



PARKING  
FOR UP TO 30 CARS

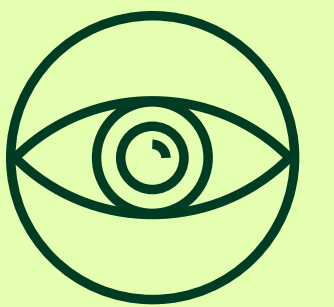


SHOWERS  
& LOCKERS

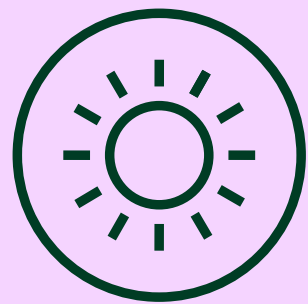


5 FLOORS OFFERED  
BOTH CAT A AND  
FULLY FITTED &  
FURNISHED





BEAUTIFUL  
VIEWS



EXCEPTIONAL  
NATURAL LIGHT



# CYCLE IN



SHOWERS



BICYCLE  
RACKS



CHOOSE  
YOUR FLOOR

# SCHEDULE OF AREAS

| FLOOR               | USE                    | STATUS    | SQ M    | SQ FT  |
|---------------------|------------------------|-----------|---------|--------|
| Sixth               | Office                 | LET       | 553     | 5,952  |
| Fifth               | Office                 | AVAILABLE | 586.6   | 6,314  |
| Fourth              | Office                 | AVAILABLE | 581.6   | 6,260  |
| Third               | Office                 | AVAILABLE | 581.2   | 6,256  |
| Second              | Office                 | AVAILABLE | 574.2   | 6,181  |
| First               | Office (Fully fitted)  | AVAILABLE | 588.7   | 6,337  |
| Ground              | Reception & office     | LET       | 506.6   | 5,453  |
| Canal Level         | Office & sound studios | LET       | 674.8   | 7,263  |
| TOTAL NIA AVAILABLE |                        |           | 2,912.3 | 31,348 |



\* Floor areas subject to verification upon completion of works

- Sixth floor
- Fifth floor
- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor
- Canal Level



Office

Lift

Toilets

Kitchen

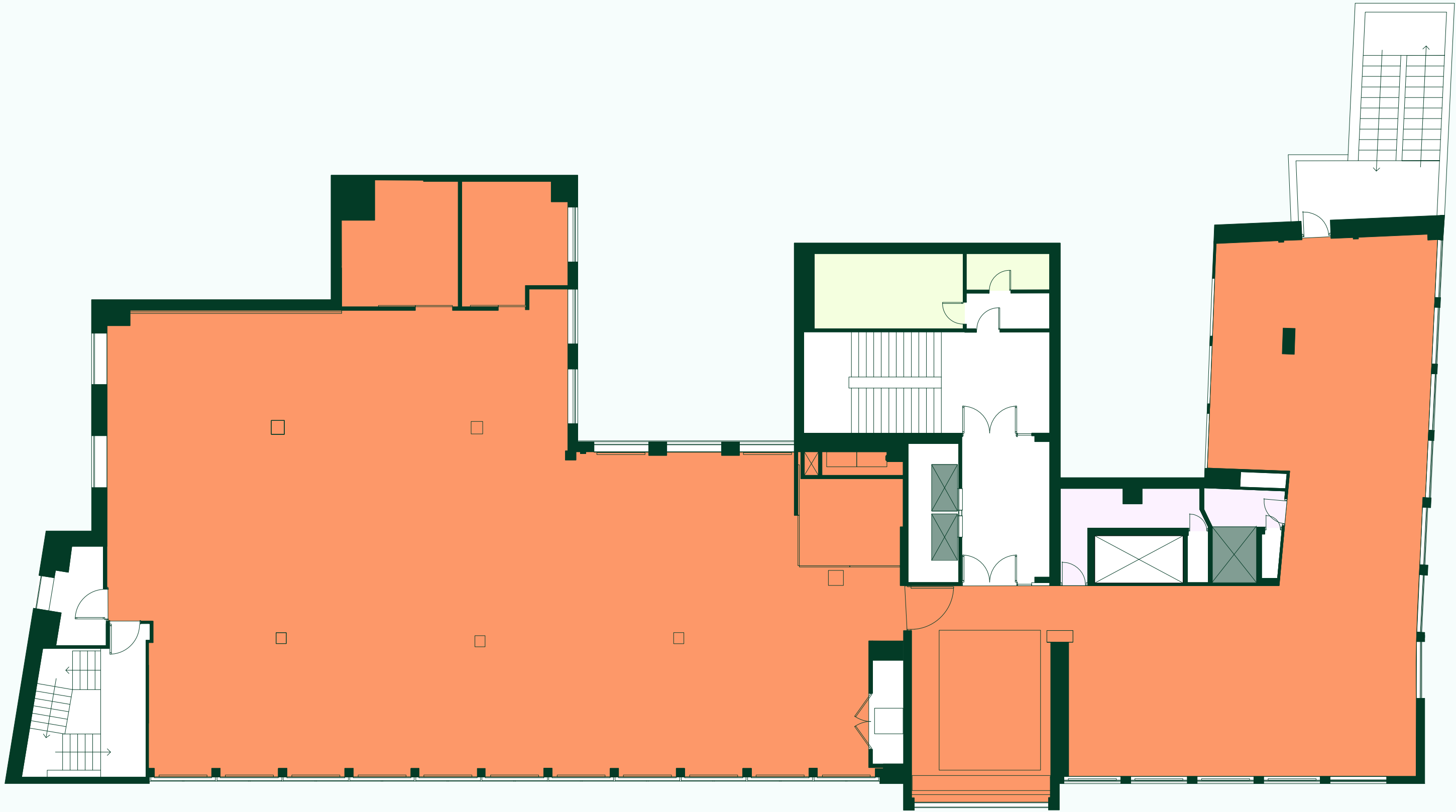
FIRST FLOOR – FULLY FITTED

\* Option to be fully managed by MetSpace on request

|                  |    |                       |   |                        |   |                  |   |
|------------------|----|-----------------------|---|------------------------|---|------------------|---|
| Open plan desks  | 48 | Phone booths          | 4 | 10 person meeting room | 1 | Waiting area     | 1 |
| Collab/hot desks | 22 | 4 person meeting room | 2 | Informal meeting area  | 1 | Kitchen/teapoint | 1 |
| Touch down desks | 6  | 8 person meeting room | 1 | Breakout area          | 1 |                  |   |

Office  
588.7 sq m/6,337 sq ft

- Sixth floor
- Fifth floor
- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor
- Canal Level

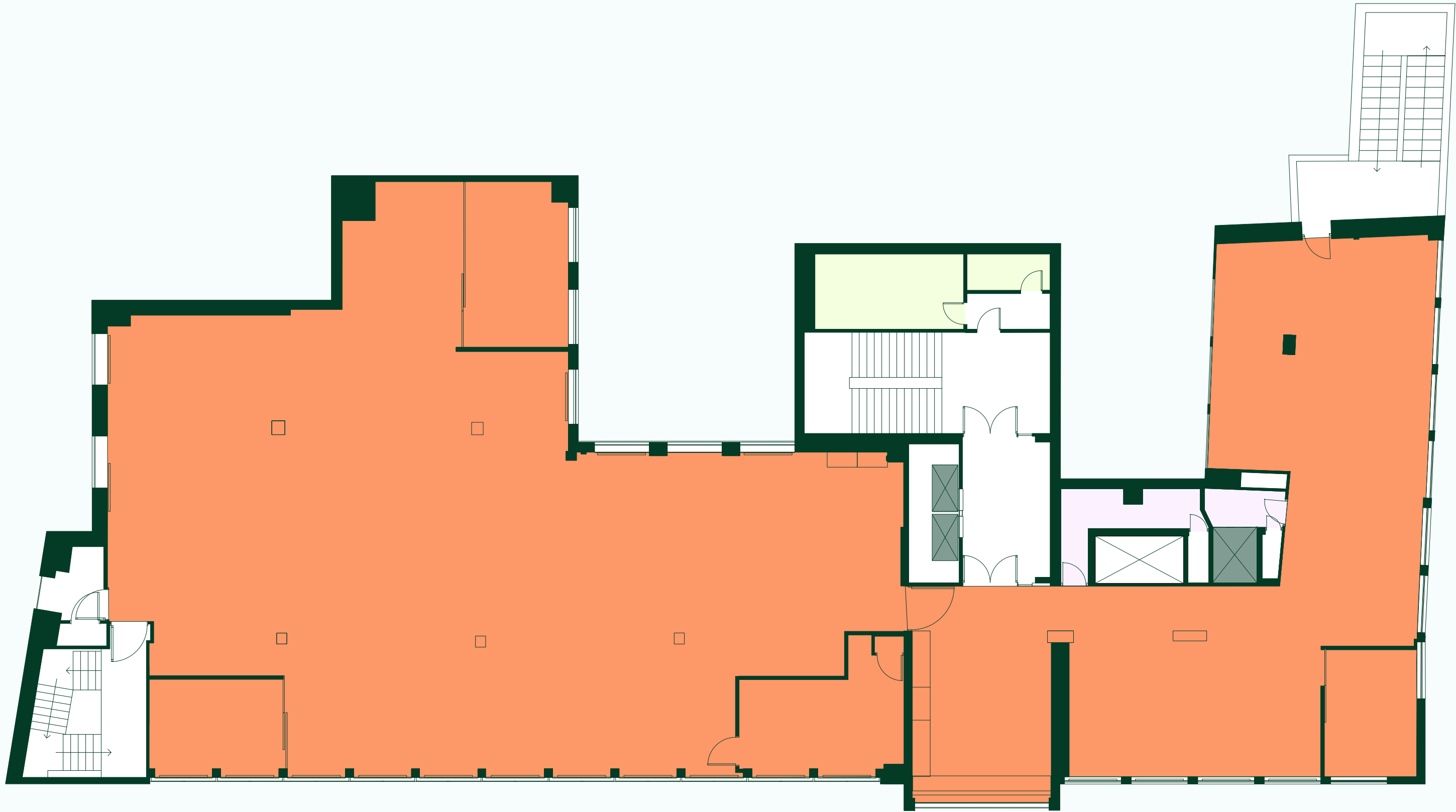


Office Lift Toilets Kitchen

SECOND FLOOR

Office  
574.2 sq m/6,181 sq ft

- Sixth floor
- Fifth floor
- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor
- Canal Level

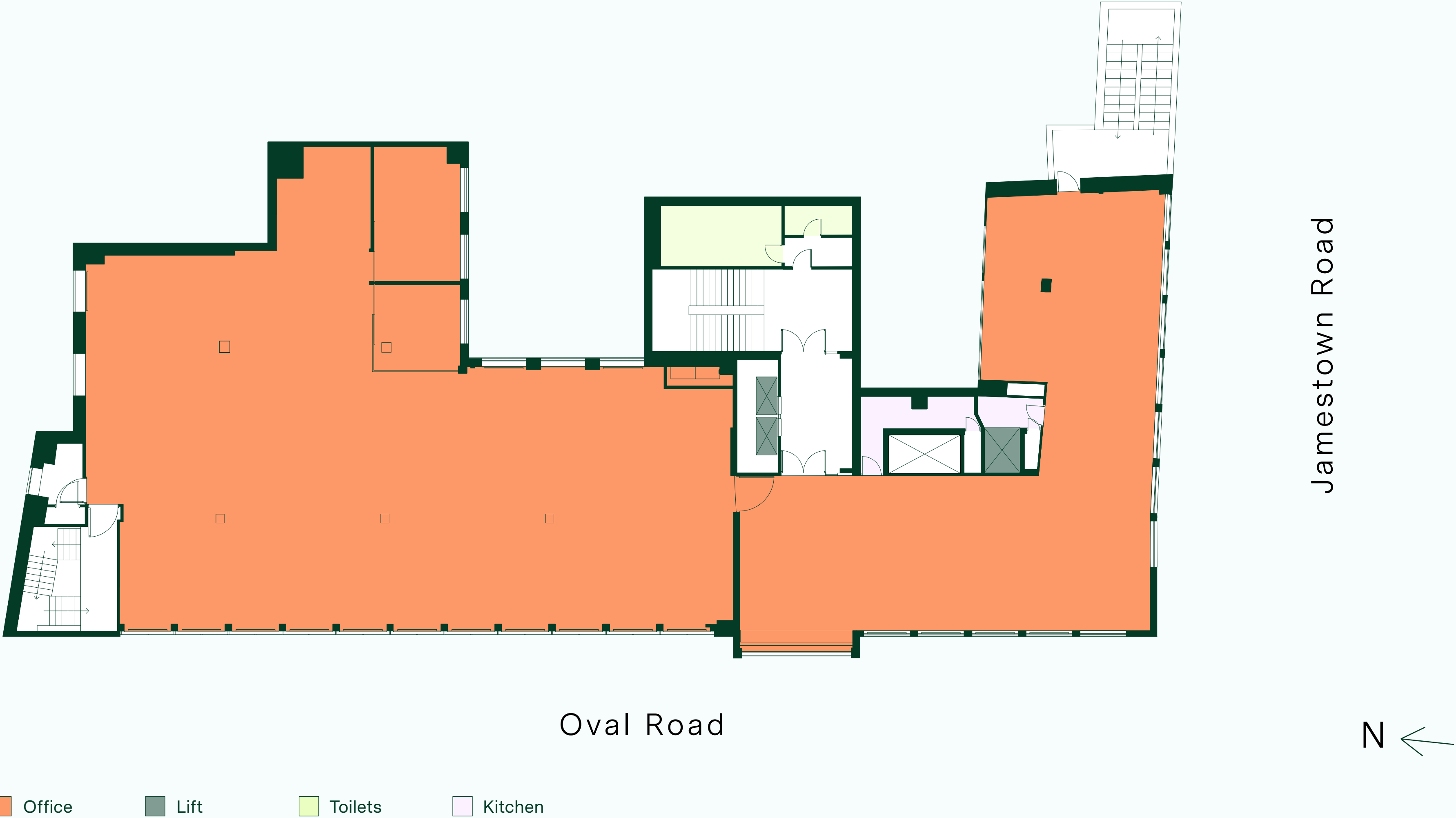


Office Lift Toilets Kitchen

THIRD FLOOR

Office  
581.2 sq m/6,256 sq ft

- Sixth floor
- Fifth floor
- Fourth floor
- Third floor
- Second floor
- First floor
- Ground floor
- Canal Level



FOURTH FLOOR

Office  
581.6 sq m/6,260 sq ft

Sixth floor

Fifth floor

Fourth floor

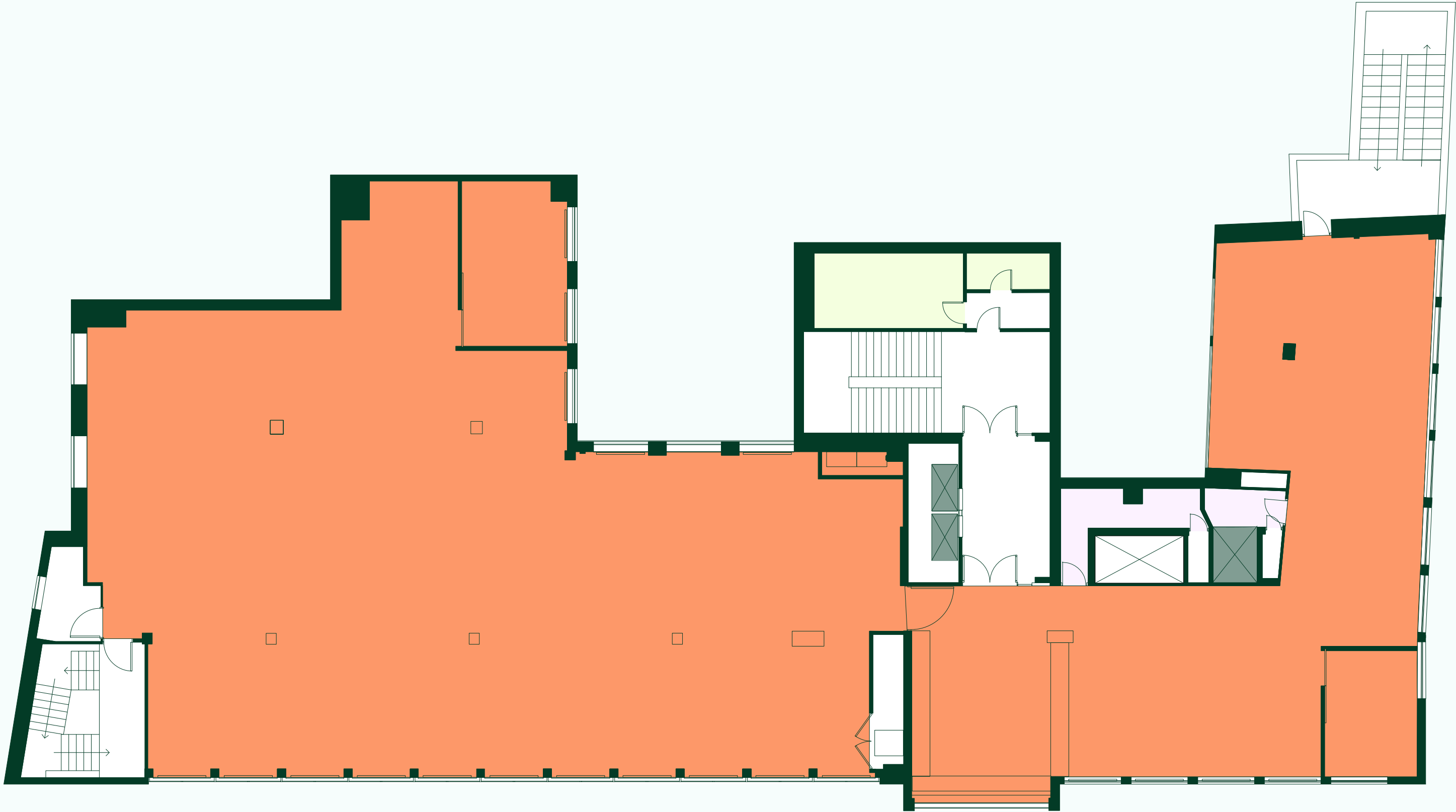
Third floor

Second floor

First floor

Ground floor

Canal Level



Oval Road

Jamestown Road



Office Lift Toilets Kitchen

FIFTH FLOOR

Office  
586.6 sq m/6,314 sq ft

CAMDEN  
CREATIVE LOCAL AREA





THE  
HAWLEY  
ARMS

THE  
HAWLEY  
ARMS

Recycling - Recycle the Right Way  
Keep Recycling - Recycle the Right Way  
Keep Recycling - Recycle the Right Way

# CAMDEN MARKET

SEVEN-HEAVEN

Creperie Juice

ORANGE JUICE  
SANGRIA  
LEMONADE

TRADITIONAL SAVOURY  
TRADITIONAL SWEET

STABLES MARKET

SECURITY

LACOSTE

Vina

CAMDEN COFFEE

SEVEN-HEAVEN

ON YOUR

DOOR

AMENITIES

STEP

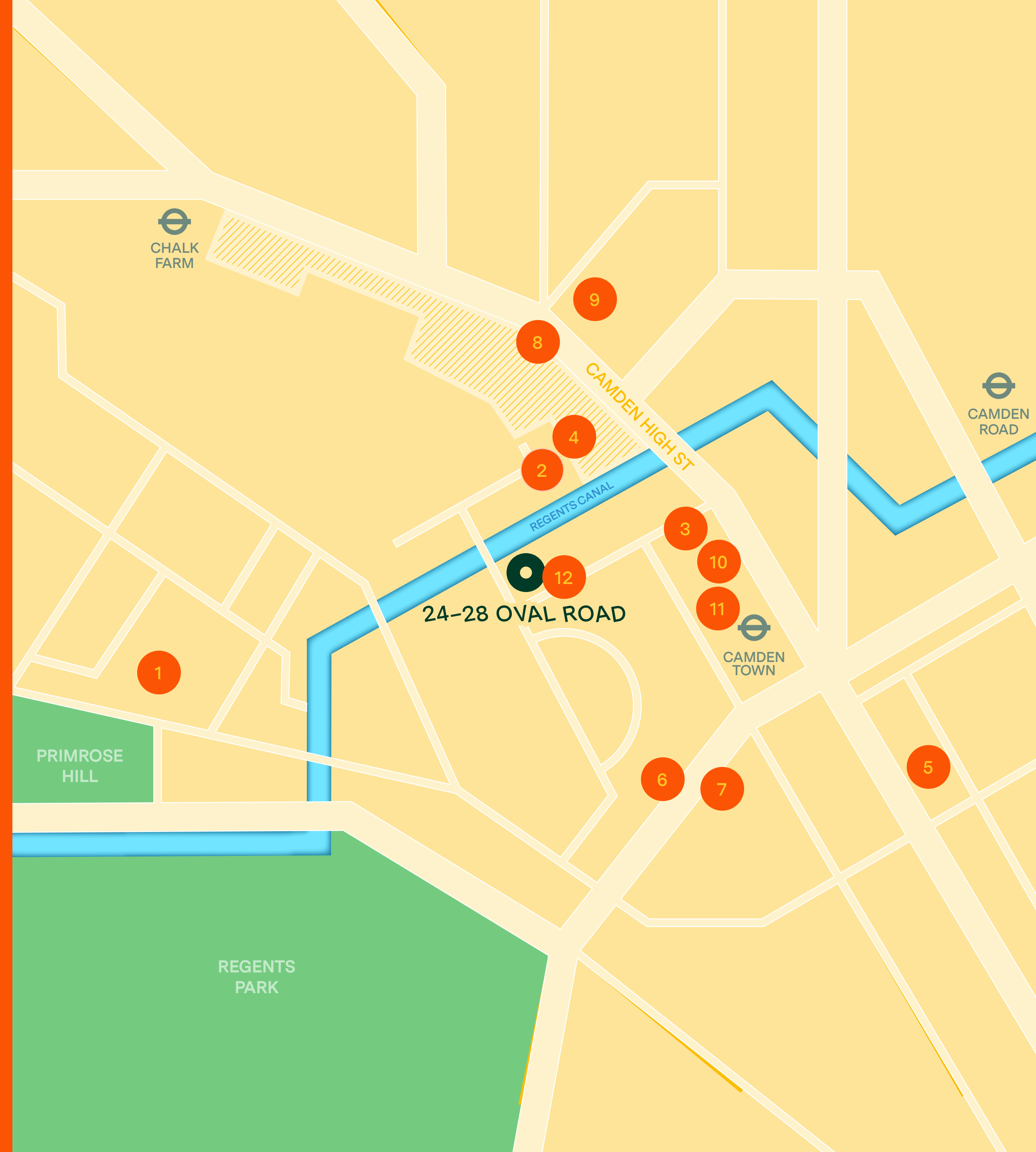


# SIP BITE

FOOD & DRINK

# Discover the best bars & restaurants that Camden has to offer.

- |   |                  |    |                |
|---|------------------|----|----------------|
| 1 | Lemonia          | 7  | Purezza        |
| 2 | Pinos Warung     | 8  | The Cheese Bar |
| 3 | Mildreds         | 9  | Lock Tavern    |
| 4 | Chin Chin Labs   | 10 | Made in Brasil |
| 5 | Daphne           | 11 | Hala Wala      |
| 6 | Namaaste Kitchen | 12 | Guy Gold       |





GUY GOLD  
OSTEOPATHY  
PHYSIOTHERAPY  
WELLBEING  
COFFEE BAR

# GUY GOLD

Coffee Bar & Treatment Rooms

OSTEOPATHY    PHYSIOTHERAPY    TREATMENTS    COFFEE

Excellent Patient Experience 2020 and 2021



OSTEOPATHY PRACTICE OF THE YEAR 2021

Greater London Enterprise Awards 2021



NOW OPEN  
7-30am-4pm  
EVERY WEEKEND  
flat white  
avocado toast  
iced  
COFFEES  
batch brew  
fresh pastries  
sandwiches  
organic  
SOUP

GUY GOLD  
COFFEE  
BAR  
OSTEOPATHY  
PERSONAL  
TRAINING  
WELLBEING  
WWW.GUYGOLDS.COM

## LEMONIA

11 mins walk ↓



## PUREZZA

6 mins walk →





## LOCK TAVERN

8 mins walk ↓



## MILDREDS

← 3 mins walk

## THE CHEESE BAR

8 mins walk ↓



## CHIN CHIN LABS

6 mins walk →



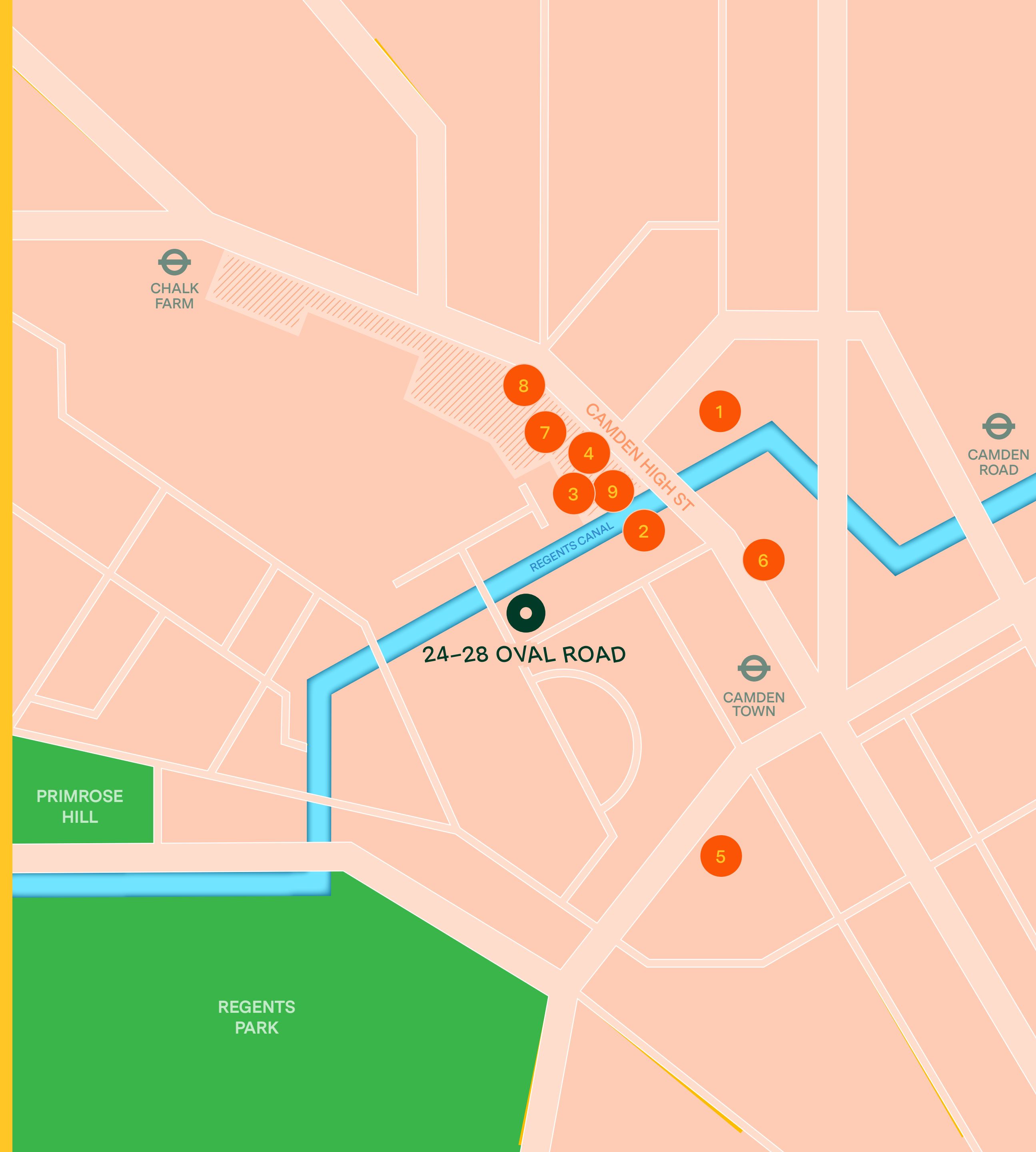
SHOPPING

# BROWN/SE



# Unique & quirky retailers that give Camden its individuality.

- 
- |   |                   |   |                |
|---|-------------------|---|----------------|
| 1 | Hawley Wharf      | 6 | BOXPARK Camden |
| 2 | Camden Lock       | 7 | Moomin         |
| 3 | Camden Market     | 8 | Cyberdog       |
| 4 | Camden Stables    | 9 | Camden Threads |
| 5 | Wholefoods Market |   |                |





## HAWLEY WHARF

5 mins walk





## GENERAL EYEWEAR

9 mins walk ↓



# CAMDEN MARKET

← 5 mins walk

## CAMDEN LOCK VINYL

5 mins walk ↓



## MARBEEK & FRIENDS

6 mins walk →



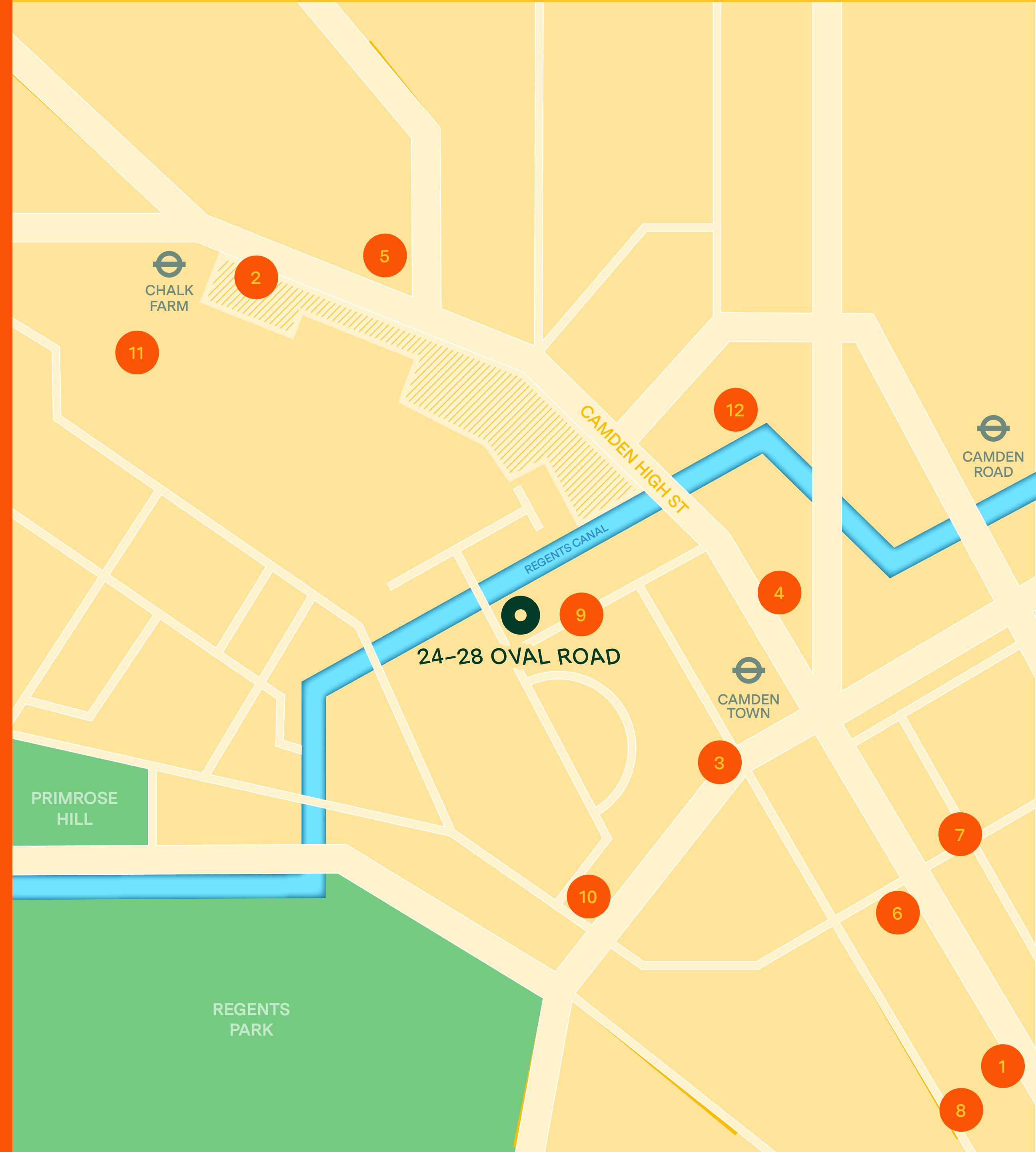


# ENJOY

MUSIC & MORE

Discover worldclass  
local venues for  
arts, music, health  
and fitness.

- |   |                   |    |               |
|---|-------------------|----|---------------|
| 1 | KOKO              | 7  | F45 Training  |
| 2 | Roundhouse        | 8  | Metabolic     |
| 3 | The Jazz Café     | 9  | Triyoga       |
| 4 | Electric Ballroom | 10 | Rumble        |
| 5 | Camden Assembly   | 11 | Cowshed Spa   |
| 6 | The Blues Kitchen | 12 | Curzon Cinema |



## KOKO

10 mins walk ↓



## ROUNDHOUSE

10 mins walk →





## CAMDEN ASSEMBLY

10 mins walk ↓



## ELECTRIC BALLROOM

← 6 mins walk

## THE JAZZ CAFE

5 mins walk ↓



## BLUES KITCHEN

8 mins walk →

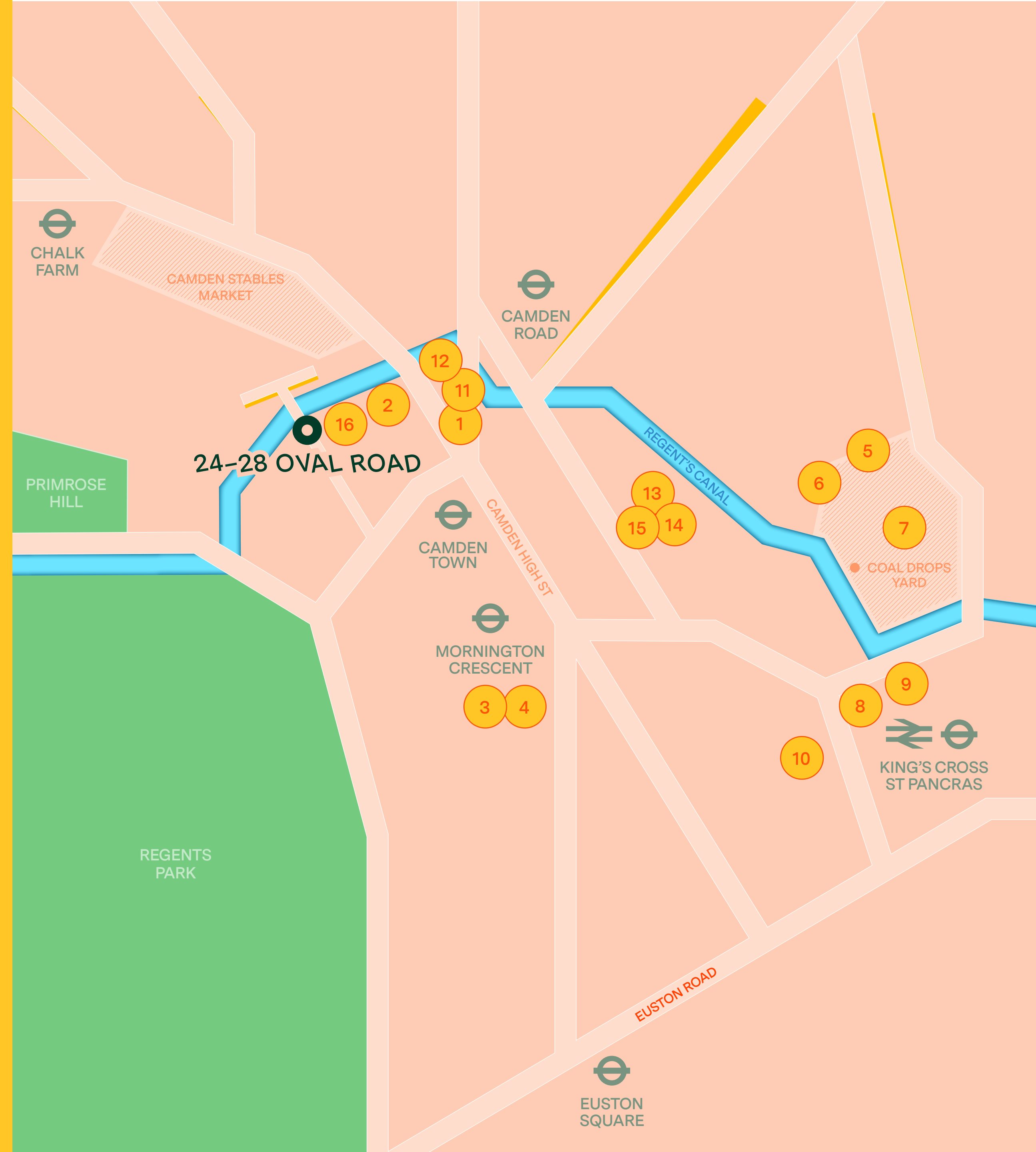


# NEIGHBOURS

LOCAL OCCUPIERS

# Join a growing community of exceptional local businesses.

- |   |                       |    |                                  |
|---|-----------------------|----|----------------------------------|
| 1 | MTV Studios UK        | 10 | Francis Crick Institute          |
| 2 | Dr Martens            | 11 | Lyle & Scott                     |
| 3 | Wunderman Thompson UK | 12 | Paramount International Networks |
| 4 | ASOS                  | 13 | Hugo Boss                        |
| 5 | Sony Music            | 14 | Piercy & Co                      |
| 6 | Meta                  | 15 | French Connection                |
| 7 | Central St Martins    | 16 | SSP                              |
| 8 | Universal Music       |    |                                  |
| 9 | Google                |    |                                  |



DR MARTENS



MTV STUDIOS (UK)



ASOS



SONY MUSIC





GOOGLE HQ



META



# GET IN GREEN

QUIETER MOMENTS



# REGENTS PARK

Enjoy the fine gardens and lakes  
that make this park so popular  
throughout the year

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8 minute walk

# PRIMROSE HILL

Enjoy some of best views of the London's skyline atop one of the city's most popular green spaces

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10 minute walk



# TAKE A TRIP

Walking times to stations:

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**Camden Town**

0.3 miles/  
4 mins

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**Chalk Farm**

0.5 miles/  
11 mins

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**Mornington Cres.**

0.7 miles/  
10 mins

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**Camden Road**

0.5 miles/  
8 mins

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**Euston**

1.2 miles/  
20 mins

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**Kings Cross**

1.4 miles/  
20 mins



GET IN

CONTACT

TOUCH

[24-28ovalroad.co.uk](http://24-28ovalroad.co.uk)



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A DEVELOPMENT BY CENTRAL AND METROPOLITAN ESTATES