



SYMES MEWS CAMDEN

51.535341 × -0.139676

Fabrix

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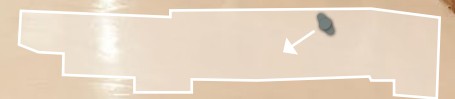
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THEY DON'T
MAKE 'EM LIKE
THEY USED TO.

A BEAUTIFUL **FORMER FURNITURE WAREHOUSE**
TRANSFORMED INTO A **SUSTAINABLE DESIGN-LED**
WORKSPACE.

BREEM VERY GOOD ACCREDITED



GROUND FLOOR VIEW



- **10,420 SQFT** OF **SELF-CONTAINED** WORKSPACE.
- **FLEXIBLE** LAYOUT OF **CHARACTERFUL** SPACES ARRANGED OVER GROUND, 1ST & 2ND FLOORS.
- **OPENABLE WINDOWS** AND **NATURAL LIGHT** THROUGHOUT.
- TWO PRIVATE **EXTERNAL COURTYARDS**, DESIGNED BY **AWARD-WINNING LANDSCAPE DESIGNER HARRIS BUGG**.
- **SUSTAINABLE FEATURES & BREEAM VERY GOOD** ACCREDITED.
- LOCATED A 2-MINUTE WALK FROM **MORNINGTON CRESCENT** STATION.

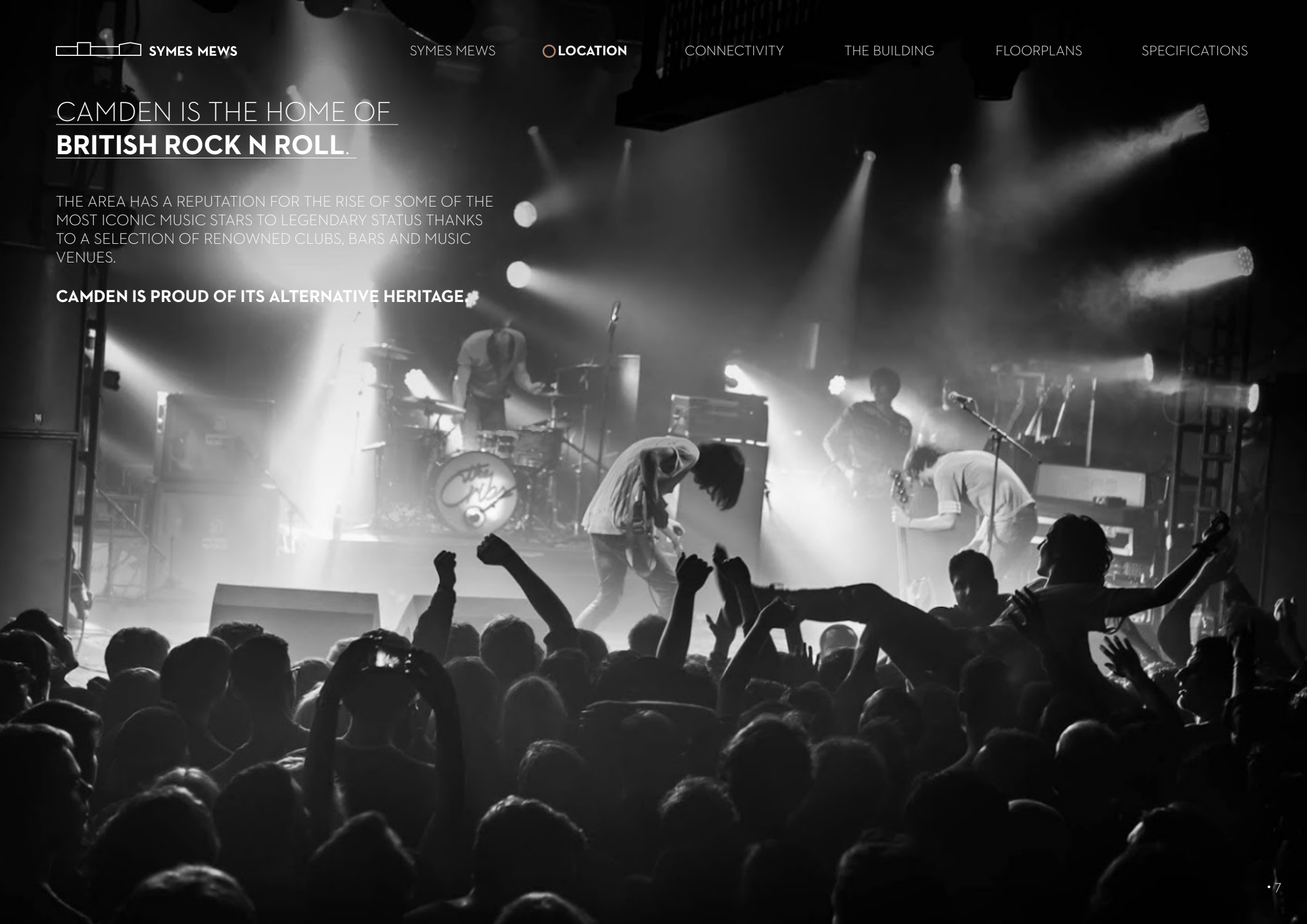


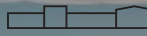
MAIN ENTRANCE VIEW

CAMDEN IS THE HOME OF **BRITISH ROCK N ROLL.**

THE AREA HAS A REPUTATION FOR THE RISE OF SOME OF THE MOST ICONIC MUSIC STARS TO LEGENDARY STATUS THANKS TO A SELECTION OF RENOWNED CLUBS, BARS AND MUSIC VENUES.

CAMDEN IS PROUD OF ITS ALTERNATIVE HERITAGE 🌸



 SYMES MEWS

SYMES MEWS

 LOCATION

CONNECTIVITY

THE BUILDING

FLOORPLANS

SPECIFICATIONS

KINGS CROSS

THE CITY

ST PAUL'S

THE SHARD

EUSTON

THE WEST END

LONDON EYE

KOKO

ASOS HQ

SYMES MEWS

REGENTS PARK
TIMIN WALK

CAMDEN HIGH STREET





REGENT'S CANAL



REGENT'S PARK



REGENTS PARK
TIMIN WALK

SYMES MEWS

CAMDEN IS
BOLD, DIVERSE
AND FULL WITH
UNAPOLOGETIC EXPRESSION.



KOKO CAMDEN



CAMDEN LOCK



CAMDEN MARKET

EXPLORING THE NEIGHBOURHOOD

THE BUILDING IS ROOTED DEEP WITHIN THE **LOCAL HISTORY** AND STANDING PROUD IN **CAMDEN**.

Food & Beverage

- 1 Blues Kitchen
- 2 Camden Market
- 3 Inamo
- 4 York and Albany (Gordon Ramsay)
- 5 Barony's
- 6 Band of Burgers
- 7 La Patagonia
- 8 Hawley Wharf
- 9 Saint Espresso

Health & Well-being

- 1 Metabolic
- 2 North London Karate club
- 3 More Yoga
- 4 TriYoga
- 5 F45
- 6 DW Fitness
- 7 Table tennis Fight Club

Music & Culture

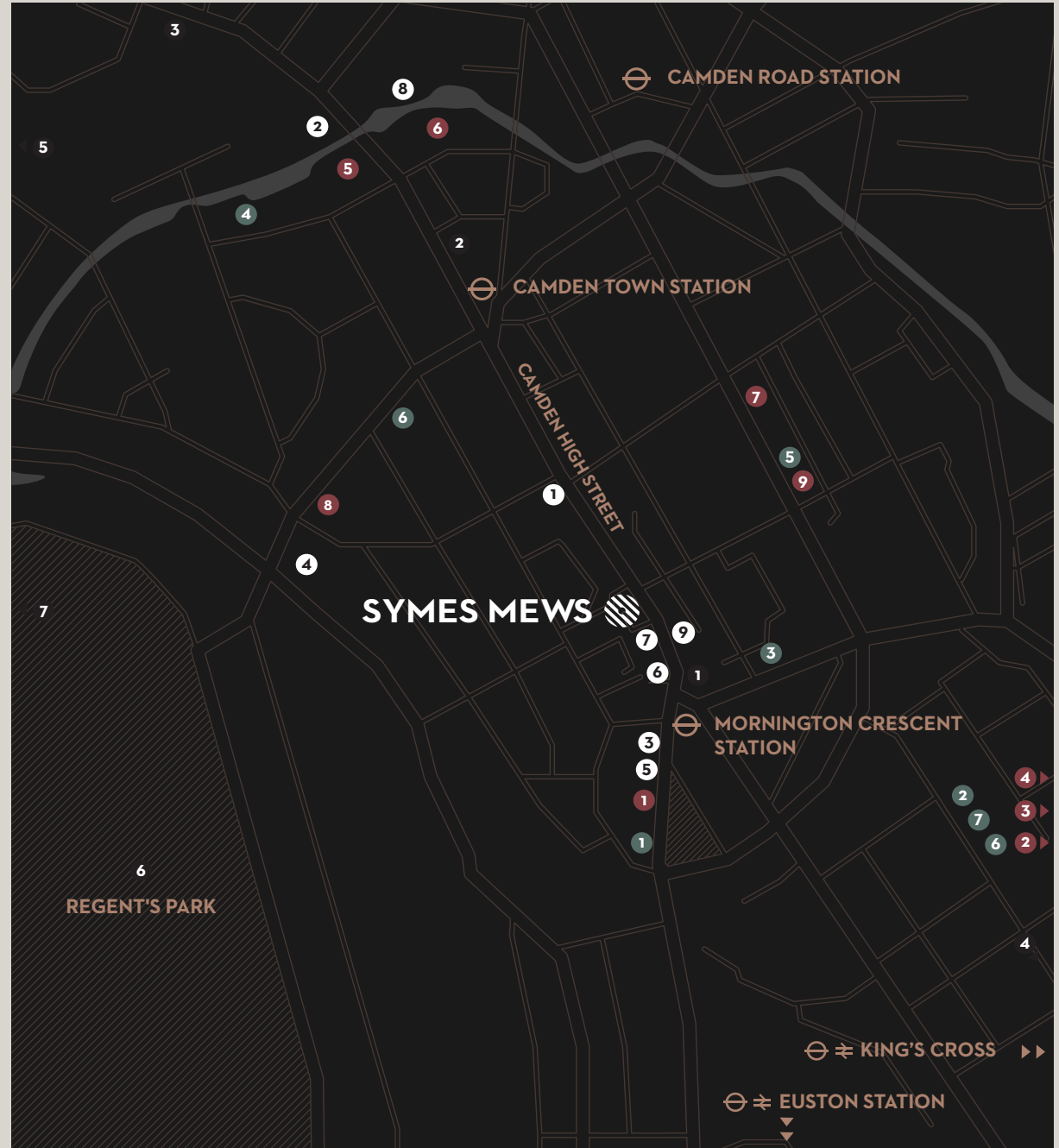
- 1 Koko
- 2 The Electric Ballroom
- 3 The Roundhouse
- 4 The British Library

Green spaces

- 5 Primrose Hill
- 6 Regent's Park
- 7 London Zoo

Neighbours

- 1 ASOS
- 2 Google
- 3 Havas
- 4 The Guardian
- 5 Dr Martens
- 6 Viacom
- 7 BetWay
- 8 Sheppard Robson
- 9 Piercy & Co



CONNECTIVITY

SYMES MEWS BENEFITS FROM EXCELLENT CONNECTIVITY BEING LOCATED A **2-MINUTE WALK** FROM **MORNINGTON CRESCENT** TUBE STATION.

ON THE DOORSTEP **CAMDEN HIGH STREET** OFFERS AMPLE LOCAL BUS SERVICES ACROSS LONDON WHILST **EUSTON** AND **KING'S CROSS** STATIONS ARE ALL WITHIN CLOSE PROXIMITY AND PROVIDE BOTH NATIONAL AND INTERNATIONAL CONNECTIONS.

Walk

- Mornington Crescent Station** 2 minutes
- Camden Town Station** 6 minutes
- Camden Road Overground Station** 10 minutes
- Euston Station** 12 minutes

Bus

- Euston Station** 7 minutes
- King's Cross / St Pancras** 8 minutes

Tube

- Tottenham Court Road** 5 minutes
- Oxford Circus** 7 minutes
- Victoria** 12 minutes
- Liverpool Street** 18 minutes
- London City Airport** 34 minutes

Cycle

- Primrose Hill** 6 minutes
- Regent's Park** 7 minutes
- Oxford Circus** 12 minutes
- Farringdon Station** 14 minutes





THE BUILDING OFFERS A UNIQUE WORKING ENVIRONMENT FULL OF **CHARACTER** AND **HERITAGE DESIGN FEATURES** LINKING TO ITS INDUSTRIAL AND FURNITURE MAKING PAST.









DESIGN-LED WORKSPACE READY TO MEET FUTURE **OCCUPIER DEMANDS**, IN A POST-PANDEMIC WORLD.



FIRST FLOOR VIEW



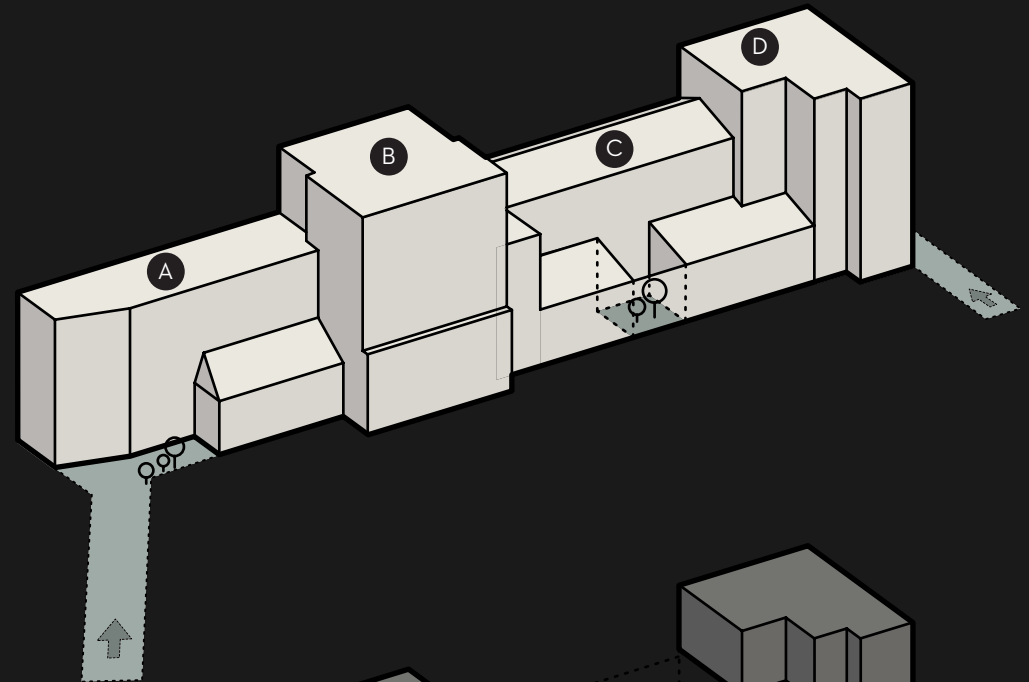
THE BUILDING

10,420 SQ FT

OF SELF-CONTAINED WORKSPACE

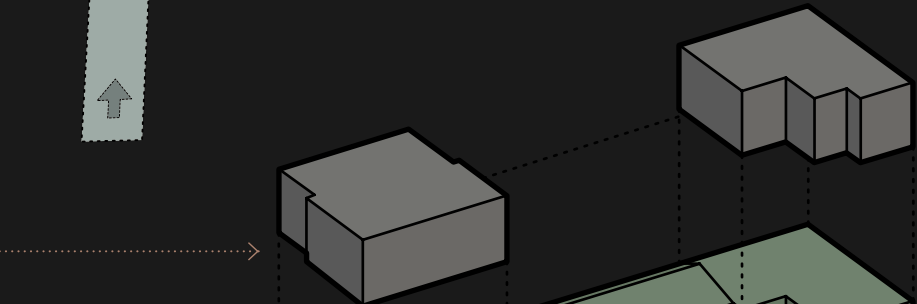
SYMES MEWS' **NATURAL CONFIGURATION** AND **DUAL ENTRANCES** MAKE THE BUILDING EXCEPTIONALLY SUITABLE FOR PHYSICALLY DISTANCED LAYOUT REQUIREMENTS AND SUB-DIVISION OF PROJECT TEAMS.

THREE **ULTRA-FLEXIBLE**, HIGH QUALITY FLOORS WHICH CAN BE PERFECTLY TAILORED TO SUIT YOUR BUSINESS.



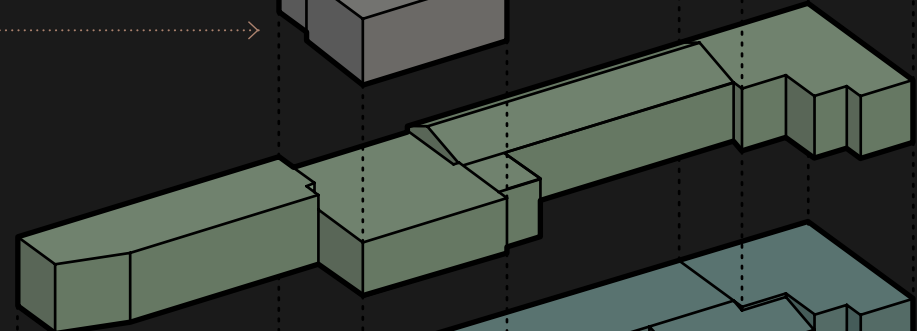
SECOND FLOOR

1,808 SQ FT



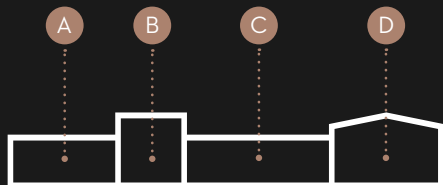
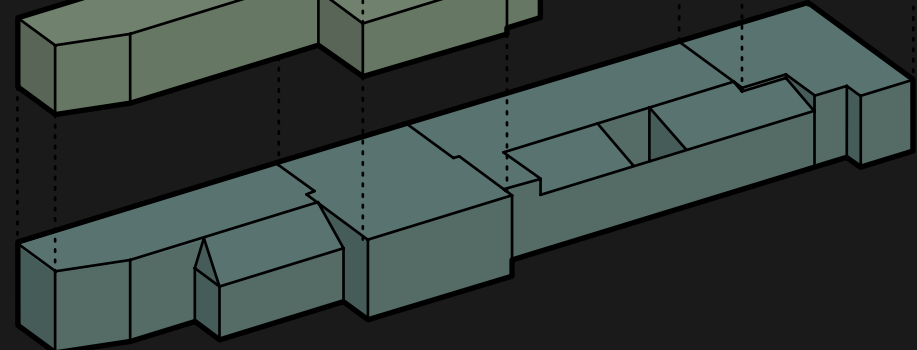
FIRST FLOOR

3,983 SQ FT



GROUND FLOOR

4,629 SQ FT

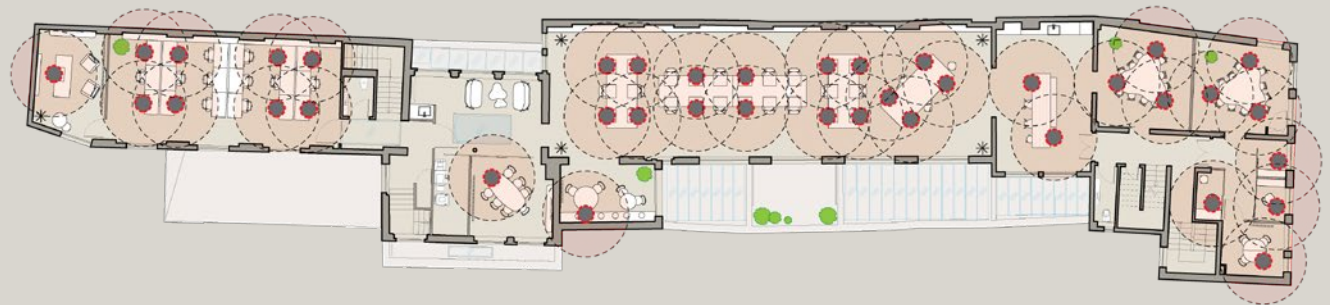


SOCIALLY DISTANCED LAYOUT

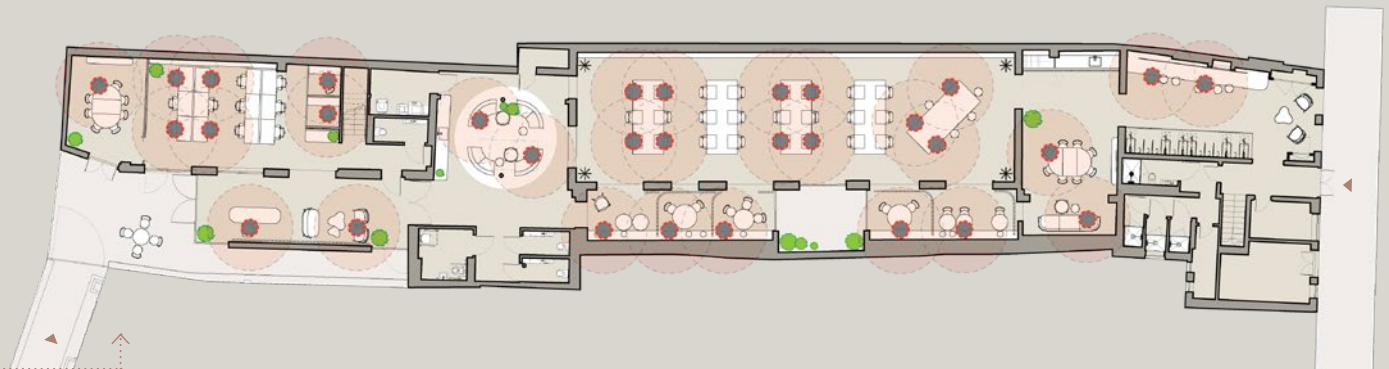
- › TOTAL SEAT: **170**
- › AVAILBLE DISTANCING SEATS: **85 @ 50% USE**



SECOND FLOOR



FIRST FLOOR



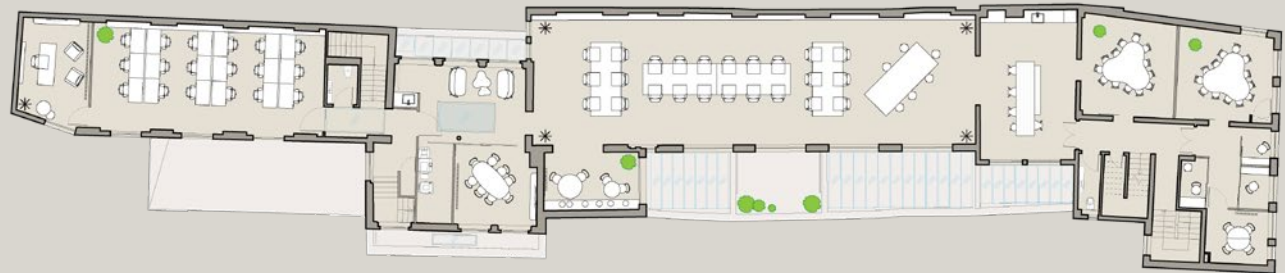
GROUND FLOOR

TRADITIONAL LAYOUT

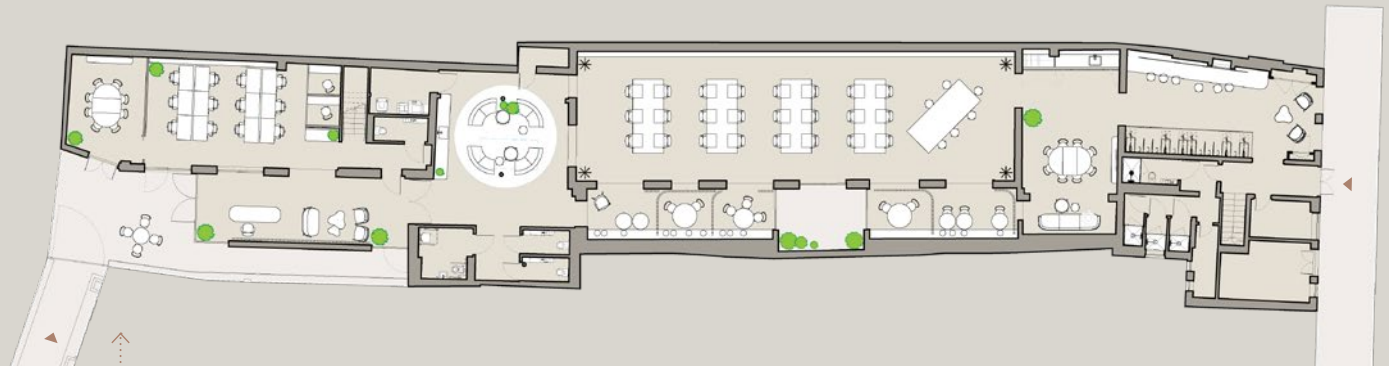
- › TOTAL SEAT: **170**
- › DENSITY: **1:6**
- › MAIN DESK SEATS: **90**
- › AVAILBLE ALTERNATIVE SEATS: **80 @ 50% USE (160)**



SECOND FLOOR



FIRST FLOOR



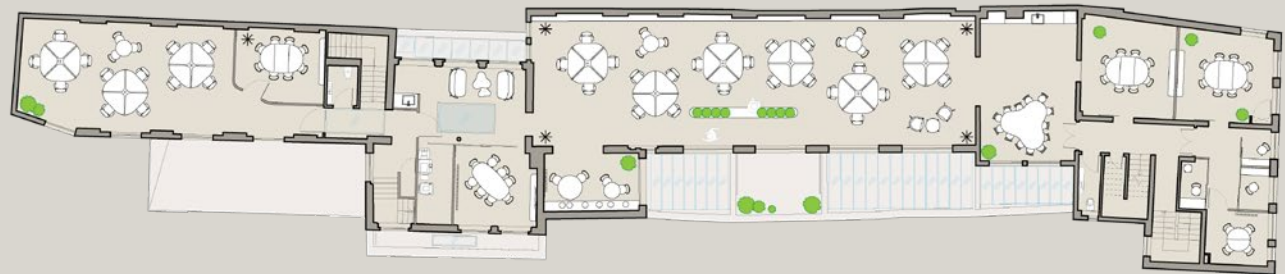
GROUND FLOOR

PLAYFUL LAYOUT

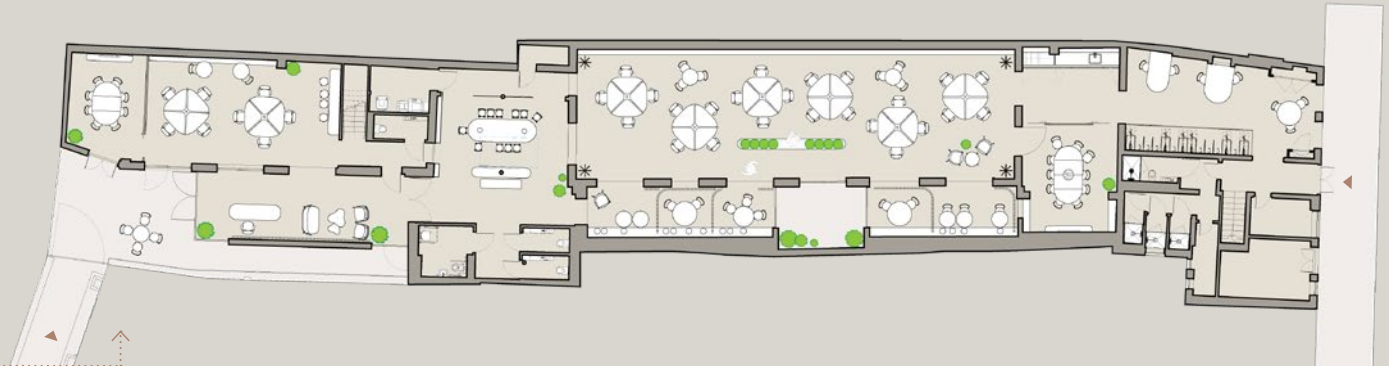
- › TOTAL SEAT: **160**
- › DENSITY: **1:6**
- › MAIN DESK SEATS: **68**
- › AVAILBLE ALTERNATIVE SEATS: **94 @ 50% USE (188)**



SECOND FLOOR



FIRST FLOOR

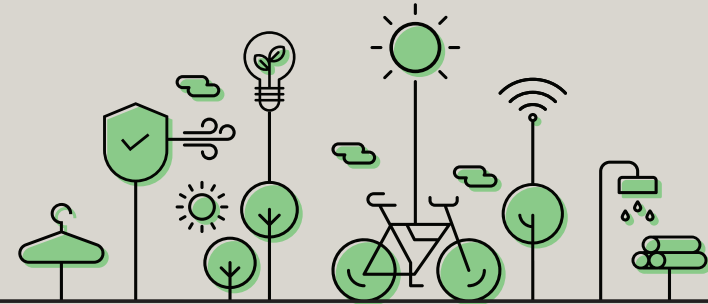


GROUND FLOOR

A **SUSTAINABLE** BUILDING WITH CHARACTER

ALL THE CHARM AND CHARACTER OF A CONVERTED WAREHOUSE COMBINED WITH THE SUSTAINABLE PERFORMANCE OF A **BREEM VERY GOOD** ACCREDITED BUILDING.

BUILDING SPECIFICATION



EXEMPLARY AIR QUALITY

Energy efficient heat recovery ventilation system and naturally ventilated.



CYCLE STORAGE

14 cycle racks with changing and shower facilities.



OUTDOOR GREEN SPACE

2 private external courtyard amenity spaces designed by award winning landscape designer Harris Bugg.



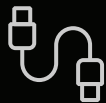
SECURE DUAL ACCESS

Extremely secure property with dual gated entrances.



FIBRE CONNECTIVITY

1 Gb fibre connectivity.



EXCEPTIONAL ACCESS TO PUBLIC TRANSPORT

PTAL Ratings - 6B.



BREEAM - VERY GOOD

BREEAM Very Good Accredited building.



OPENABLE WINDOWS

Openable windows and excellent natural light throughout.



FEATURE LIGHTING

Architectural LED feature lighting.



DENSITY 1:8 SQ M

Occupational density of 1:8 sq m.



HIGH CEILINGS

Floor to ceiling heights ranging between 2,60m - 4,65m.



NATURAL DAYLIGHT

Fantastic natural daylight throughout.



THIS IS
SYMES
MEWS.



FOR MORE INFORMATION:

WWW.SYMESMEWS.LONDON

Available to lease or for sale to owner occupiers.
Price upon application.

**KNIGHT
FRANK**

Jonny Lee

Jonny.Lee@knightfrank.com

0 7885 389 426

Daniel Brownlee

Daniel.Brownlee@knightfrank.com

0 7971 061 119

Rob Macnab

Rob.Macnab@knightfrank.com

0 7905 300 160

**EDWARD
CHARLES &
PARTNERS**

Ian Bradshaw

ibradshaw@edwardcharles.co.uk

0 7468 525 486

Sean Cunningham

scunningham@edwardcharles.co.uk

0 7827 985 858

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