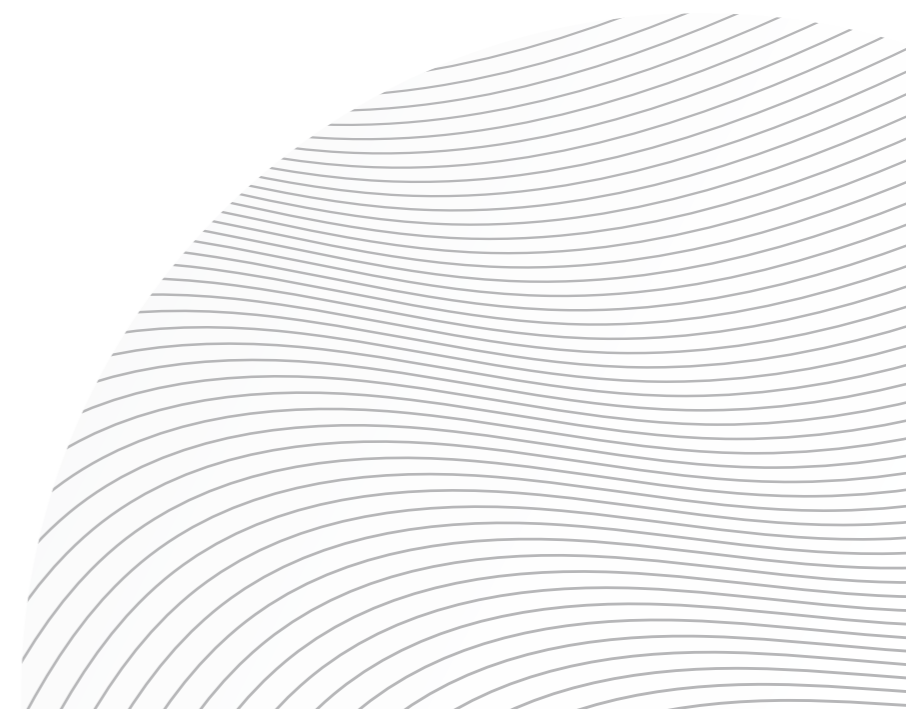


MATTER
CAMDEN
NW1



INTRO
BUILDING
AREA
CONTACT



Digital illustration is indicative only

THE PLACE WHERE IDEAS EMERGE

Best in class, fully self-contained canalside office space in Camden. Matter Camden offers 21,000 sqft which can be split into two separate units. Can be provided CAT A, Fitted or Fully Managed.

Set on the site of a former ice cream factory, on the banks of the Regent's Canal, this building has been thoughtfully reimagined to suit the modern workforce, in an iconic location.

Estimated to complete from August 2022.

VISIT WEBSITE

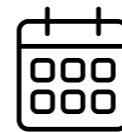




A SPACE THAT ENABLES

A modern, beautifully considered workspace

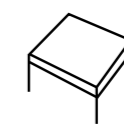
Designed and finished to the highest standard, Matter Camden celebrates the urban aesthetic the area is renowned for: high ceilings, polished concrete floors, exposed fittings and a statement steel staircase. An inspiring place to make great things happen.



New lease terms



Available as
one large or two
smaller units



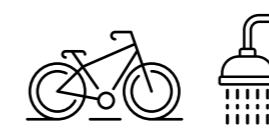
Raised access
flooring
throughout



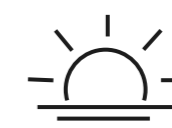
Heating and
cooling



BREEAM
Excellent



Storage for
28 bikes
and showers



Excellent
natural light plus
LED Lighting



Superb
ceiling height
up to 3625mm

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AREA
CONTACT

STREET LEVEL



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AREA
CONTACT

CANAL LEVEL



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SCHEDULE OF AREAS

Set at canal level, street level and mezzanine, this building has been meticulously designed to promote productivity, foster creativity and enable both people and business to thrive.

Whole Space (NIA)

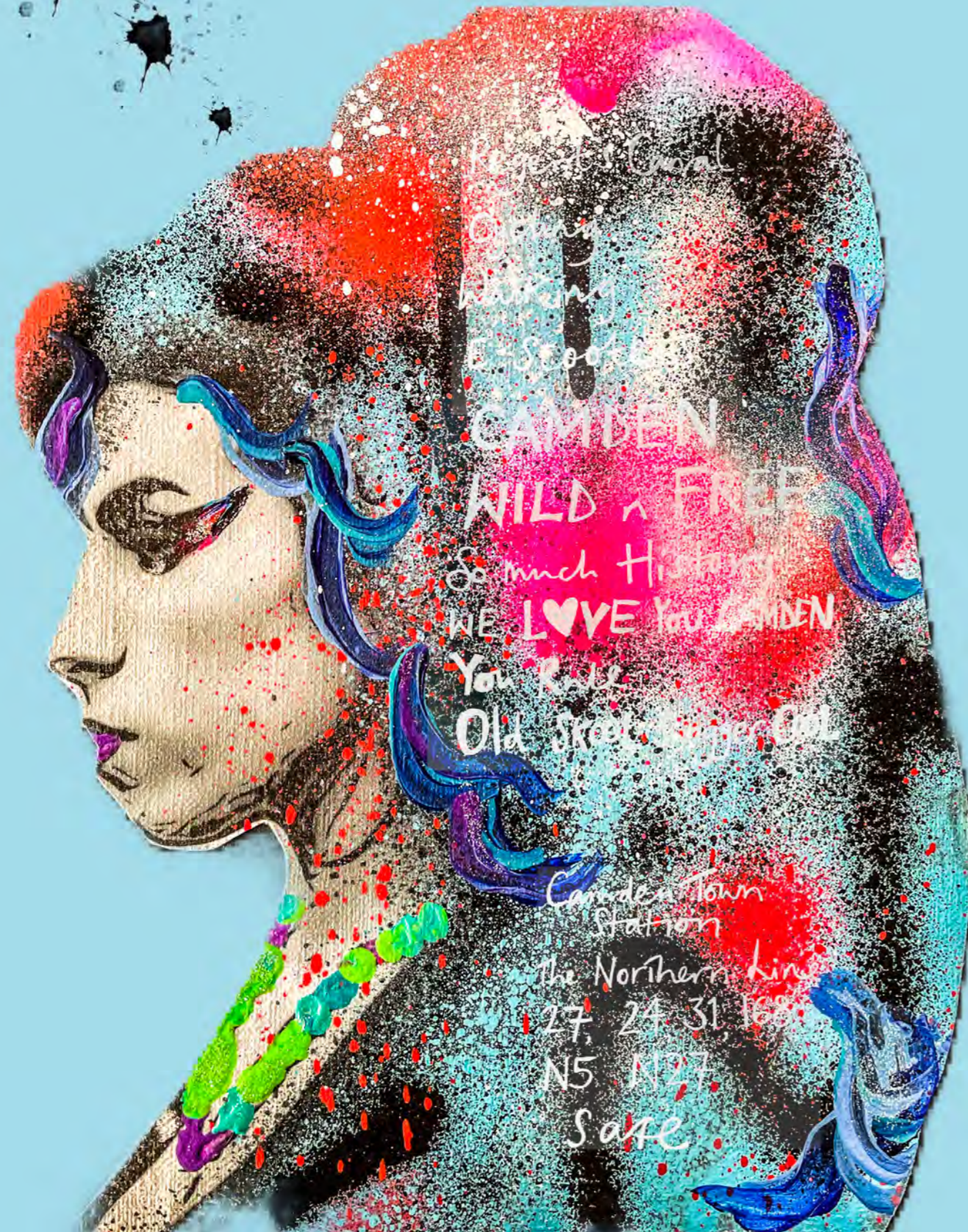
MEZZANINE	2,960 sqft / 274 sqm
STREET LEVEL	9,037 sqft / 839 sqm
CANAL LEVEL	8,945 sqft / 831 sqm
TOTAL	20,942 sqft / 1,945 sqm

Unit 1 (NIA)

MEZZANINE	2,960 sqft / 274 sqm
STREET LEVEL	8,015 sqft / 744 sqm
TOTAL	10,975 sqft / 1,018 sqm

Unit 2 (NIA)

STREET LEVEL	1,022 sqft / 95 sqm
CANAL LEVEL	8,945 sqft / 831 sqm
TOTAL	9,967 sqft / 926 sqm





CANAL LEVEL

CAT A Layout

NIA
8,945 sqft / 831 sqm

REGENT'S
CANAL



Office

Communal Areas

Core

Part of residential



STREET LEVEL

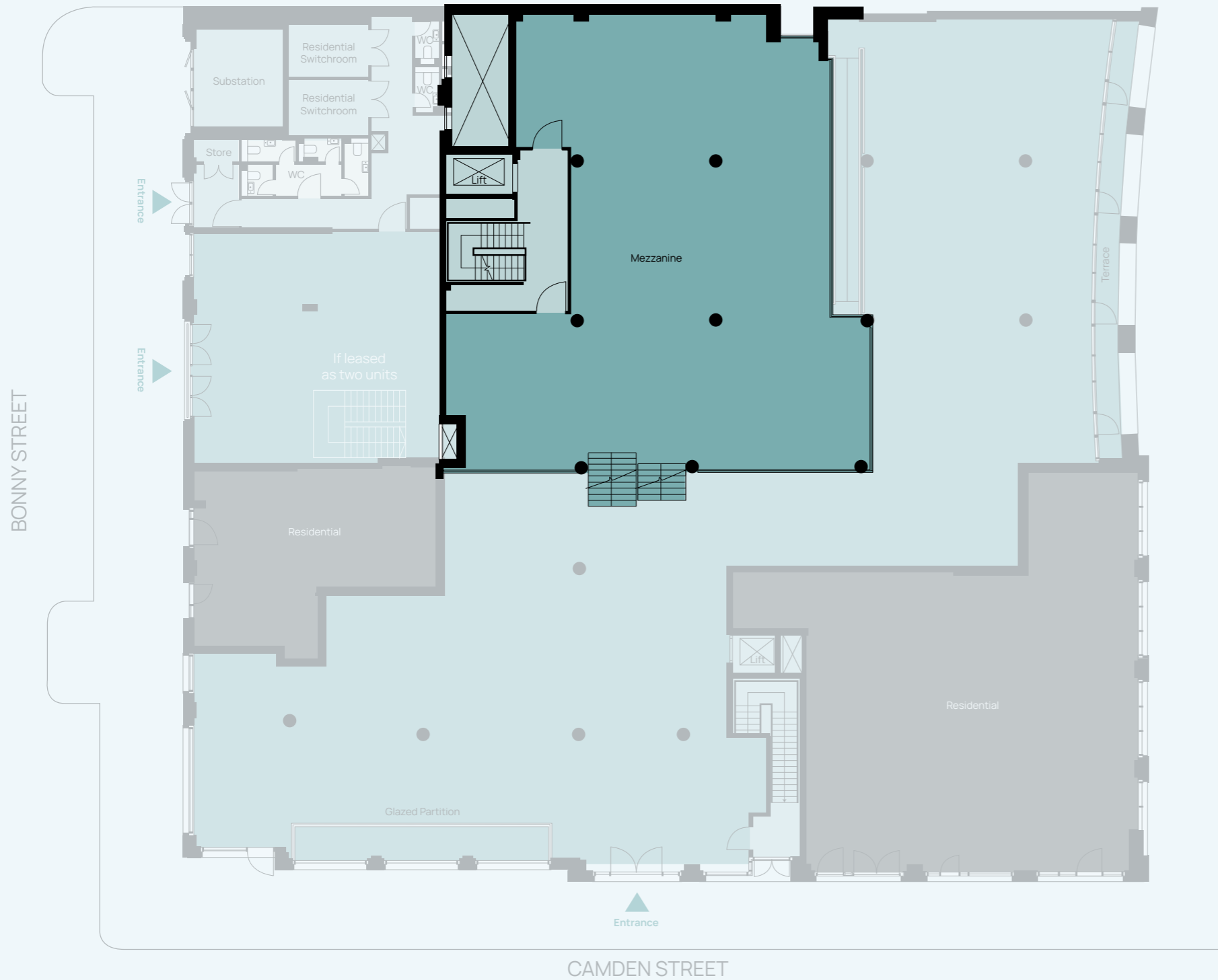
REGENT'S CANAL

CAT A Layout

NIA
9,037 sqft / 839 sqm



- Office
- Core
- Communal Areas
- Part of residential



MEZZANINE

CAT A Layout

NIA
2,960 sqft / 274 sqm



- Office
- Communal Areas
- Core
- Part of residential

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AREA
CONTACT



MEZZANINE



THE DETAIL

FINISHED CEILING HEIGHTS

UNENCUMBERED

Street Level - 3625mm

Canal Level - 3558mm

MEZZANINE

Mezzanine - 2500mm

Street Level - 2805mm

Canal Level - 2575mm

VERTICAL

TRANSPORTATION/LIFT

Two lifts x8 person capacity

WCs

21

SHOWERS

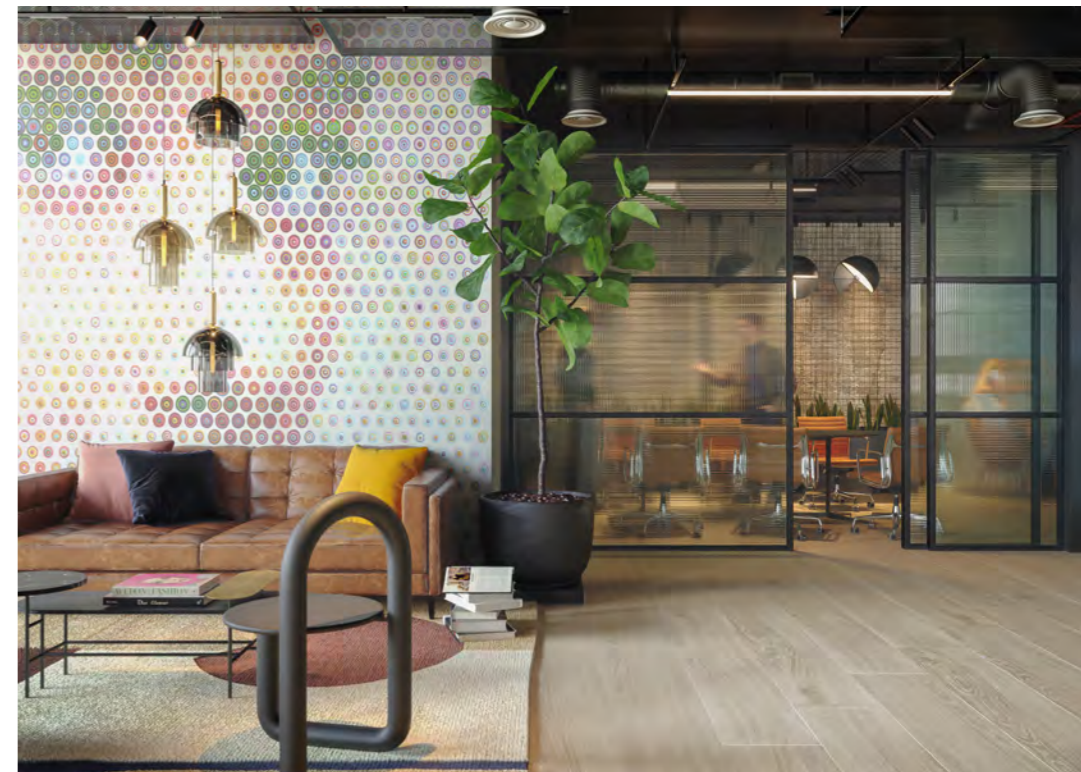
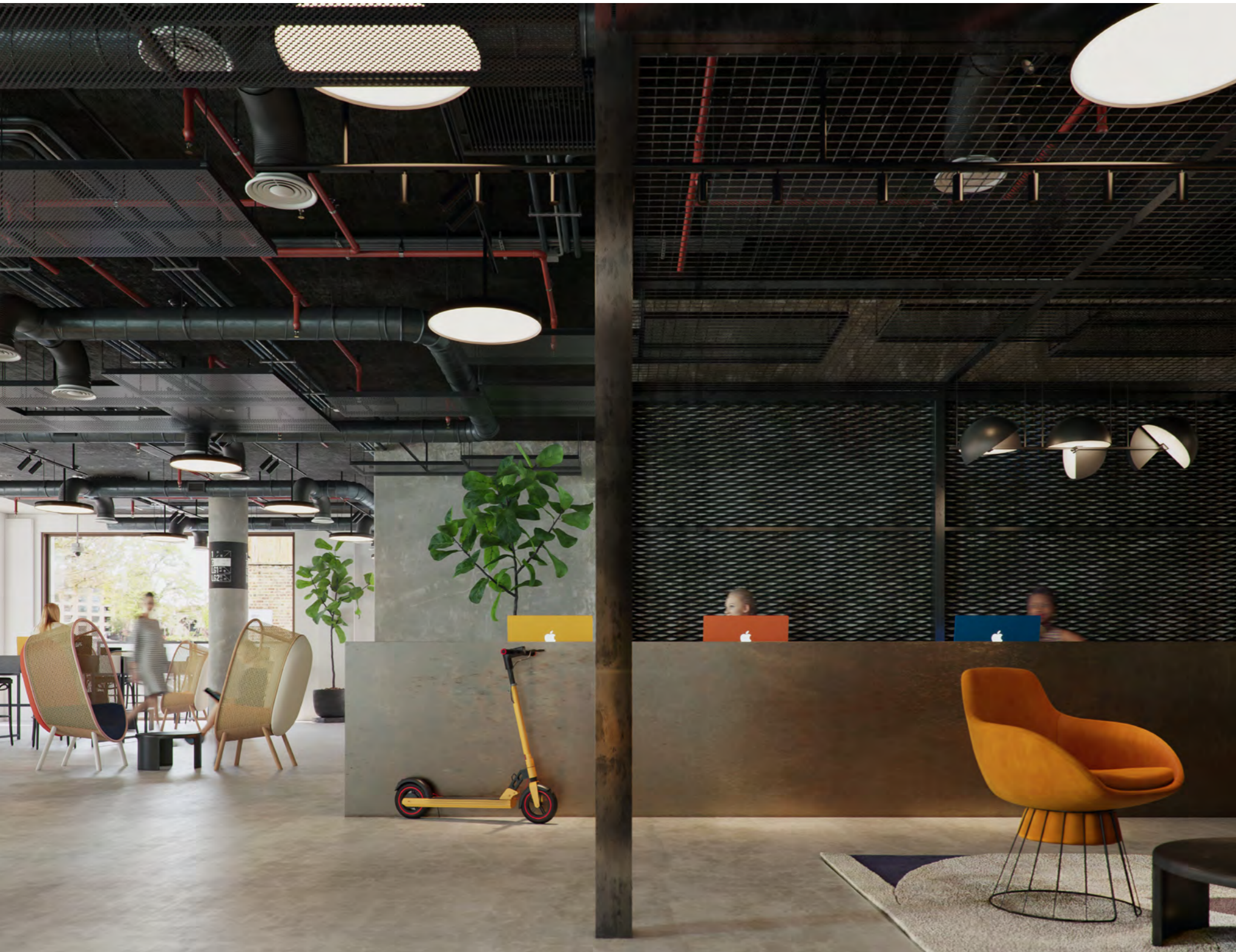
4

CYCLE FACILITIES

Space for 28 bikes

Final specification available soon

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AREA
CONTACT



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BUILDING
AREA
CONTACT

Designed with both people and planet in mind, Matter Camden is to be fully fitted to achieve a BREEAM Excellent rating.

BREEAM is the world's longest established method of assessing, rating and certifying the sustainability of buildings and sets the standard for best practice in sustainable design. It keeps the environment at the forefront of design and covers everything from ecology, energy and carbon emissions reduction to design durability and biodiversity protection.

QUIET & COMFORTABLE

Dynamic thermal modelling has been carried out to ensure thermal comfort levels are achieved throughout, accounting for future climate change conditions

Acoustic testing to be carried out post completion to ensure suitable indoor ambient noise levels are achieved

ECO-FRIENDLY MATERIALS

The site has been managed to excellent sustainability standards including specification of responsibly sourced construction materials; registration with Considerate Constructors Scheme and diversion of 80% of construction waste from landfill

ECOLOGY

Installation of an extensive green roof has enhanced the ecological value of the site

ENERGY-SAVING

External lighting has been designed to be energy efficient and controlled via photocell

Fit out includes specification of low energy lifts and water saving sanitary fittings

AIR QUALITY

Finishing products with low VOC levels have been specified to ensure good indoor air quality.

SUSTAINABLE TRANSPORT

The offices are ideally located within easy reach of useful local amenities and public transport links

Secure, weathertight cycle storage is provided

SUSTAINABILITY BUILT IN



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DISCOVER CAMDEN NW1

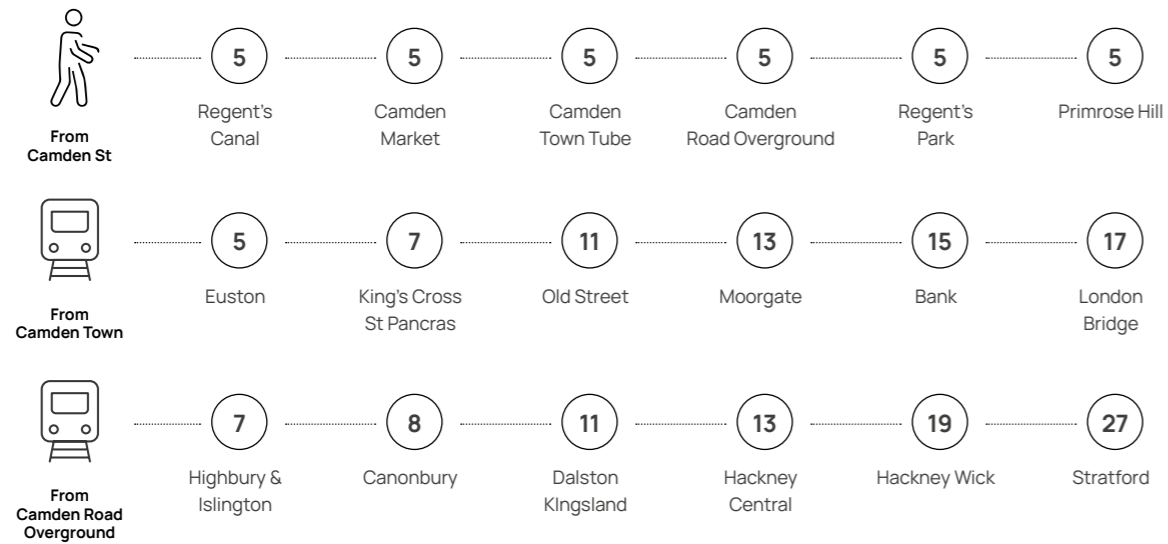
**An iconic, buzzing part of London
with outstanding connections**

Nestled between leafy Primrose Hill, Hampstead Heath, Regent's Park and Kings Cross, Camden Town is a unique neighbourhood in the heart of London. Eccentric, creative and cutting edge, Camden Town is a magnet for businesses, artists and pioneers who zig while others zag.



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BUILDING
AREA
CONTACT

Matter Camden is perfectly placed to walk,
or jump on the Underground or Overground to work.

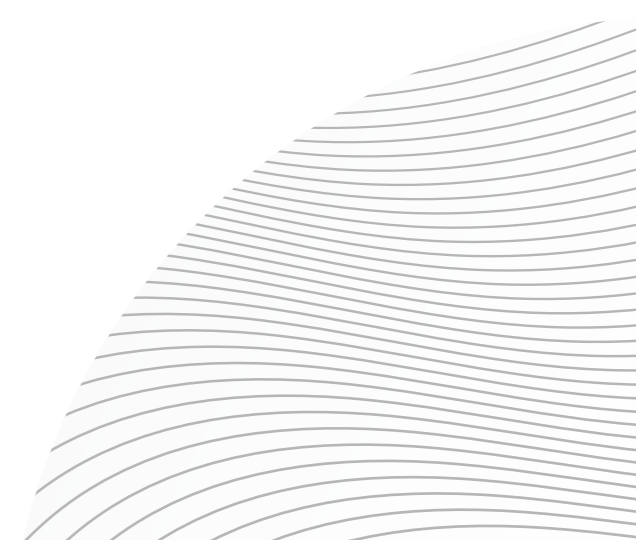


Times taken from CityMapper



When Regent's Canal was built through the area in 1816, Camden began to grow around the transport hub as workers migrated here. The famous markets began in 1973, and before long Camden Town became a byword for good nightlife and an alternative, arty scene.

You'll struggle to find an area in London with better transport links than Camden Town. Not only is it served by two branches of the Northern Line at Camden Town station, the Overground at Camden Road and plenty of buses, it's a mere 20 minute walk to Kings Cross St Pancras.



INTRO
BUILDING
AREA
CONTACT

Coffee, Lunch or Dinner

Camden's food markets are among the best in London, with an ever-changing array of street food traders and restaurants. Eat your way around the world, from the best falafels in London at Magic Falafel, to the home of the famous halloumi fries at Oli Baba's or Taiwanese buns at Bian Dang. For team meals out you'll be spoilt for choice at the likes of Belgo, Pizza Pilgrims or Gordon Ramsey's York & Albany .



LOCAL FAVOURITES

Kerb West Yard, Camden Lock Pl, NW1 8AF

Belgo, 72 Chalk Farm Road NW1 8AN

York and Albany, 127-129 Parkway, NW1 7PS

Poppies, 30 Hawley Crescent, NW1 8NP

Q Grill, 29 - 33 Chalk Farm Rd, NW1 8AJ

Pizza Pilgrims, 42 Parkway, London NW1 7AH

INTRO
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AREA
CONTACT



Drinks after work

A former playground for Madness, The Clash, Amy Winehouse, and Blur, this is one of London's liveliest neighbourhoods with no shortage of world-famous pubs to discover.



LOCAL FAVOURITES

The Lock Tavern, 35 Chalk Farm Road, NW1 8AJ

The Enterprise, 2 Haverstock Hill, NW3 2BL

Edinboro Castle, 57 Mornington Terrace, NW1 7RU

Camden Town Brewery, 55 Wilkin St. Mews, NW5 3NN

Hawley Arms, 2 Castlehaven Rd, NW1 8QU

The Dublin Castle, 94 Parkway, W1 7AN

Colonel Fawcett, 1 Randolph St, NW1 0SS



For your wellbeing

When you need to clear your head, some of London's best outdoor spaces are just a short stroll away. Make your escape along Regent's Canal, which offers excellent walking and cycling and boat trips in both directions. Head to Regent's Park, one of London's most popular open spaces, covering 410 acres, or for a proper work-out there are a choice of gyms close-by.

LOCAL FAVOURITES

Regent's Canal

Regent's Park

Primrose Hill

Fitness First, 128 Albert St, NW1 7NE

Soho Gyms, 199 Camden High St, NW1 7BT



Shopping & Amenities

With several market sites including Inverness Street, Camden Lock Market and Stables Market, and a packed high street, Camden isn't short of places to shop. For more high end options nearby Hampstead and Primrose Hill have exclusive fashion and beauty boutiques.

LOCAL FAVOURITES

Whole Foods Market, 49 Parkway, NW1 7PN

Sainsbury's, 17-21 Camden Rd, NW1 9LJ

Fred Perry, 255 Camden High St, NW1 7BU

Rokit Camden, 225 Camden High St, NW1 7BU

Cyberdog, Chalk Farm Rd, NW1 8AH



Take in some culture

Camden is one of the most famous cultural melting pots of the capital, with music taking centre stage. The Roundhouse, a converted railway engine shed which now hosts the annual iTunes festival, as well as putting on excellent arts and music events all year round.

LOCAL FAVOURITES

The Roundhouse, Chalk Farm Rd, NW1 8EH

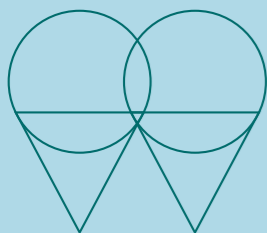
Jazz Café, 5 Parkway, NW1 7PG

Koko, 1A Camden High St, NW1 7JE

Jewish Museum, 129 Albert St, NW1 7NB



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Camden Street
Camden NW1 9PF

VISIT WEBSITE [➤](#)

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**STEYN
GROUP**

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