

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



50,016 sq ft of thoughtfully
refurbished space across 8 floors

A
HIDDEN
GEM

THE BUILDING



JAMESTOWN ROAD

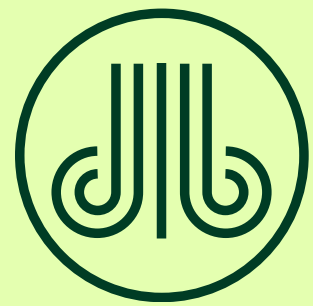
DRUGS

CITY GOLD

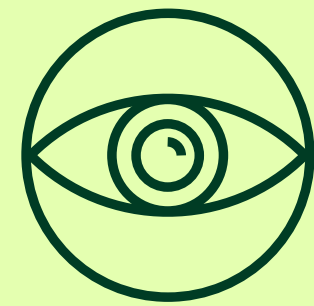
50,076

SQ FT OF SPACE

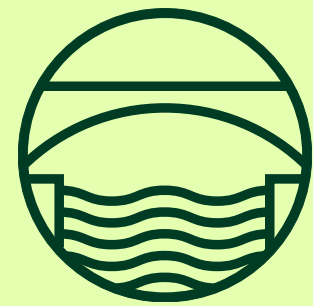
HIGHLIGHTS



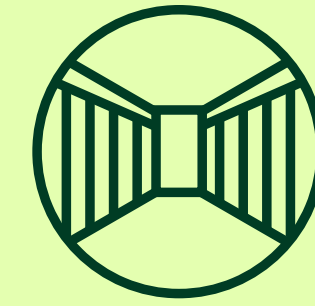
EXPOSED AIR
CONDITIONING



BEAUTIFUL
VIEWS



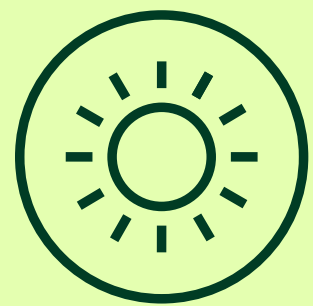
CANAL SIDE
LOCATION



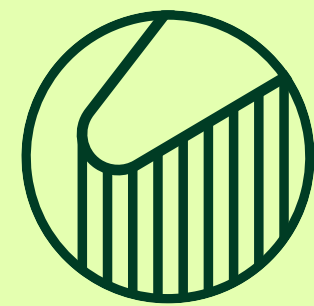
6TH FLOOR
LOGGIA



SOUND PROOF
STUDIOS



EXCEPTIONAL
NATURAL LIGHT



ART DECO
STAIRCASE



BICYCLE
RACKS



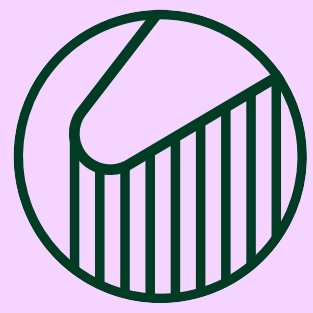
PARKING
FOR UP TO 30 CARS



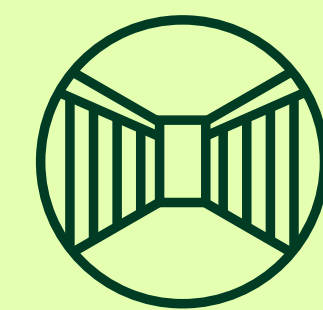
SHOWERS
& LOCKERS



**8 FLOORS OF
STUNNING SPACE**



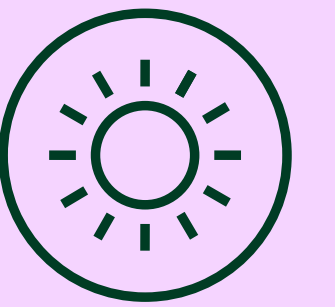
ART DECO
STAIRCASE



6TH FLOOR
LOGGIA



BEAUTIFUL
VIEWS



**EXCEPTIONAL
NATURAL LIGHT**



SOUND PROOF
STUDIOS



CYCLE ELECTRA INN



SHOWERS



BICYCLE
RACKS



CHOOSE
YOUR FLOOR

SCHEDULE OF AREAS

FLOOR	USE	SQ M	SQ FT
Sixth	Office	553	5,952
Fifth	Office	586.6	6,314
Fourth	Office	581.6	6,260
Third	Office	581.2	6,256
Second	Office	574.2	6,181
First	Office	588.7	6,337
Ground	Reception & office	506.6	5,453
Canal Level	Office & sound studios	674.8	7,263
TOTAL NIA		4,646.7	50,016



* Floor areas subject to verification upon completion of works

Sixth floor

Fifth floor

Fourth floor

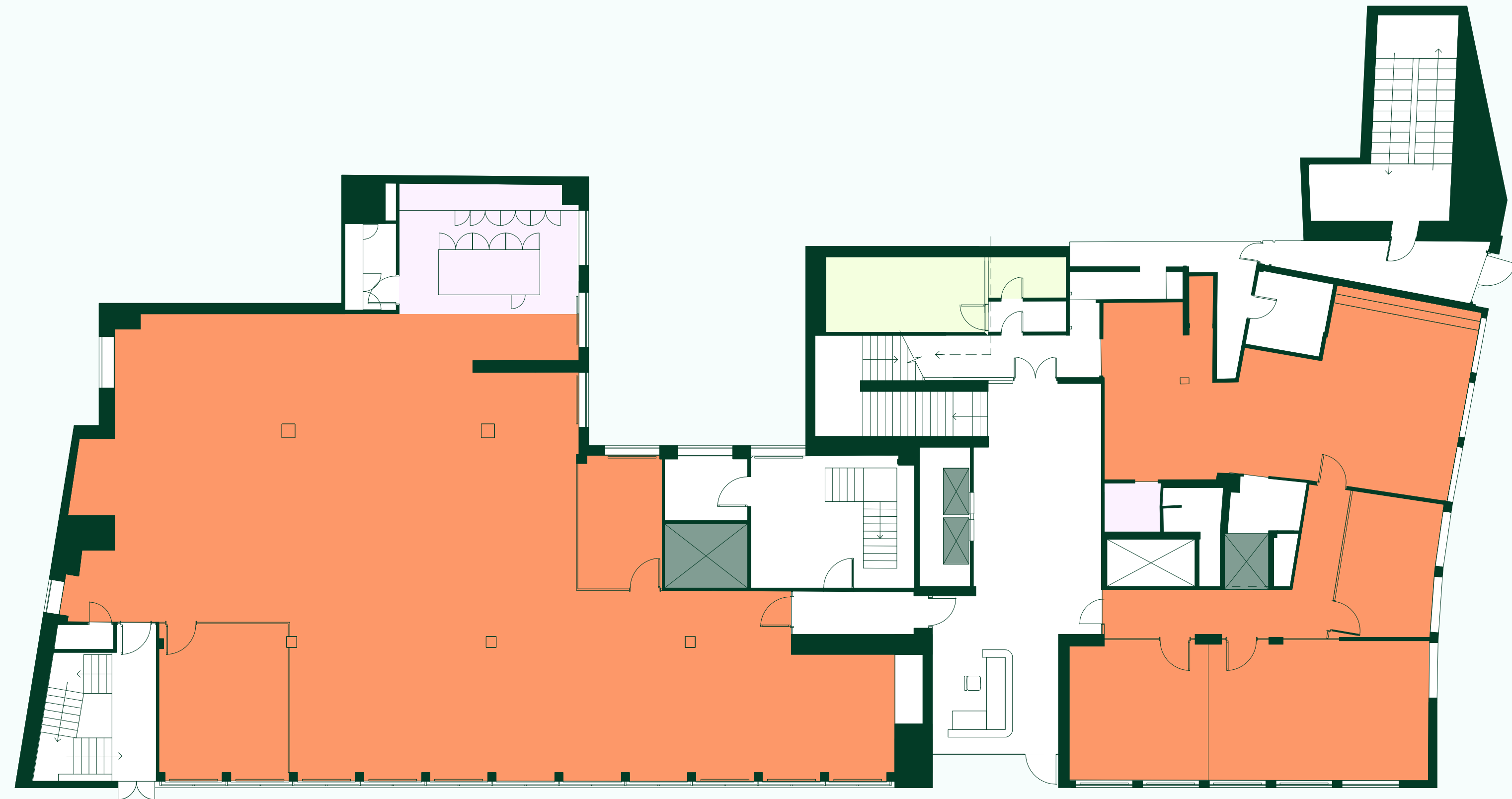
Third floor

Second floor

First floor

Ground floor

Canal Level



Office Lift Toilets Kitchen

GROUND FLOOR

Reception & office
506.6 sq m/5,453 sq ft

Sixth floor

Fifth floor

Fourth floor

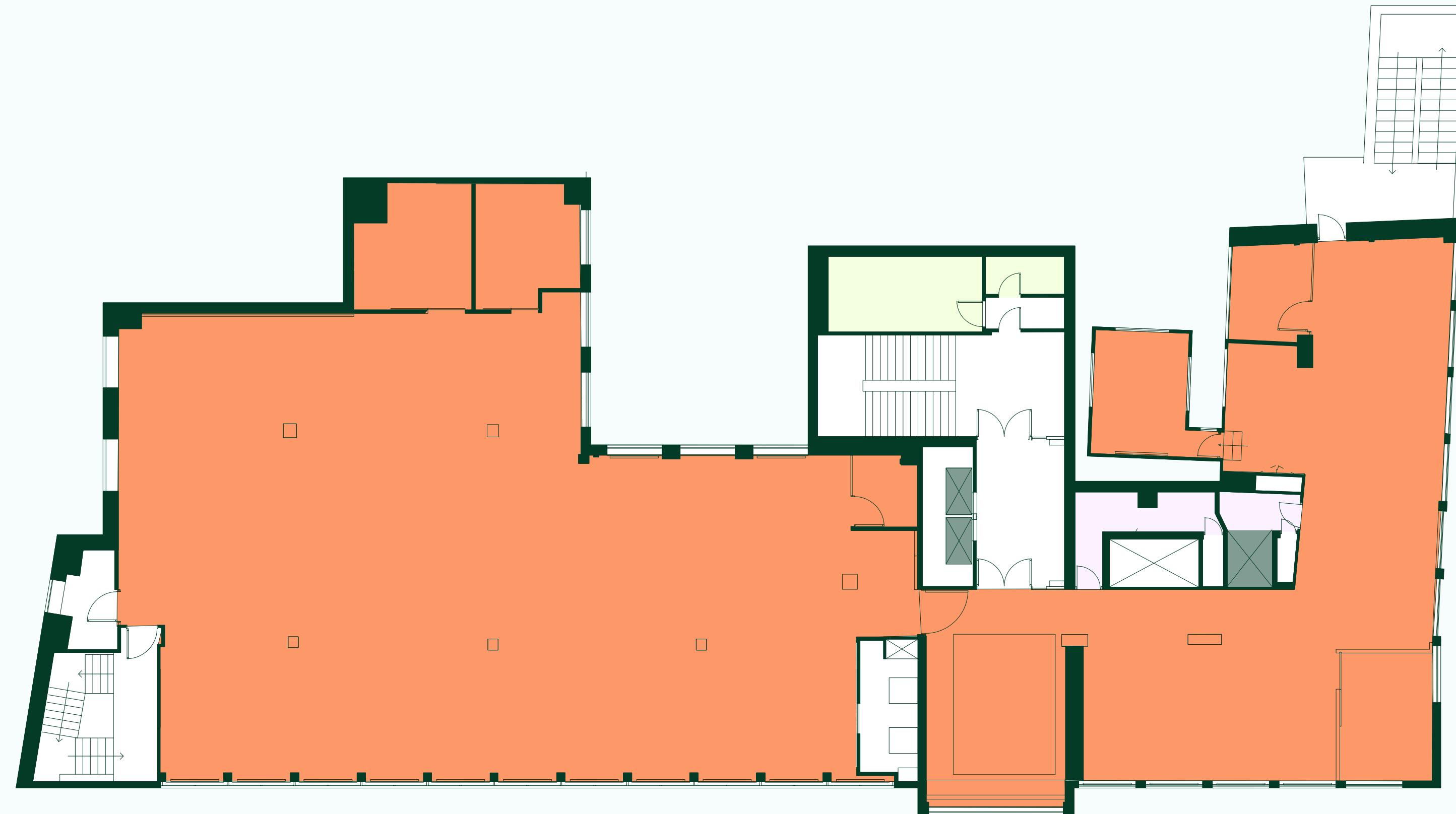
Third floor

Second floor

First floor

Ground floor

Canal Level



Jamestown Road

Oval Road



Office Lift Toilets Kitchen

FIRST FLOOR

Office
588.7 sq m/6,337 sq ft

Sixth floor

Fifth floor

Fourth floor

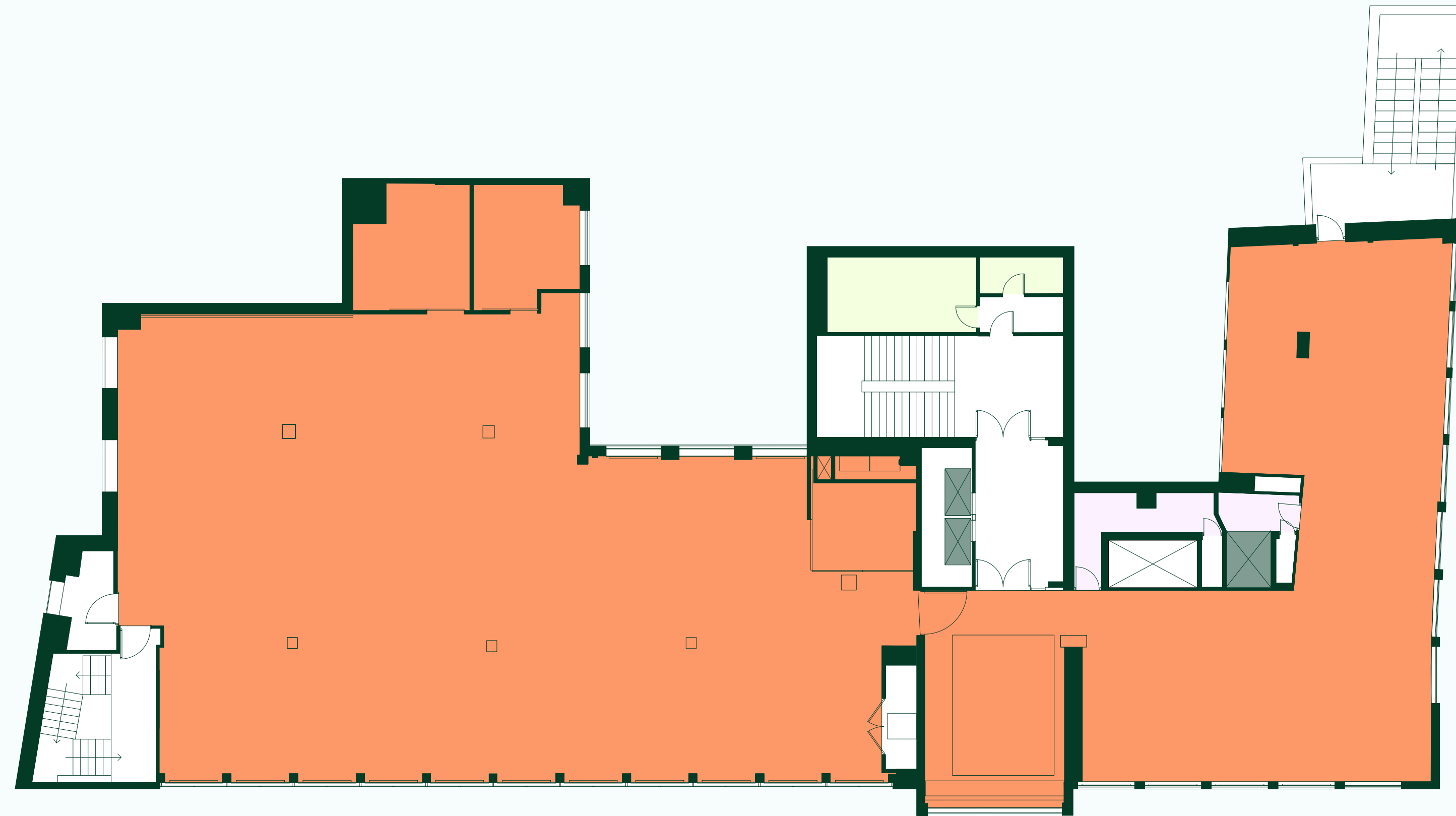
Third floor

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

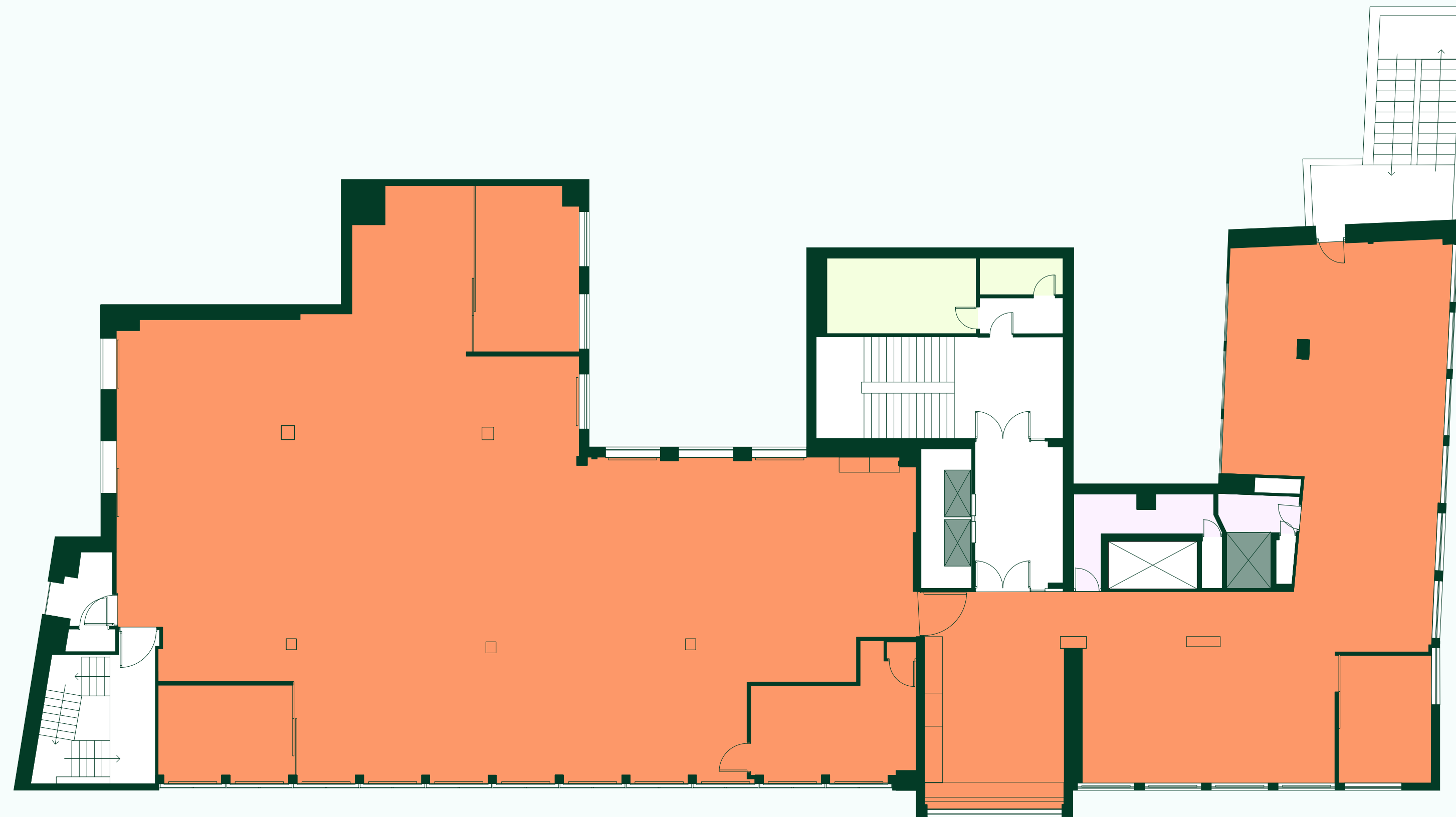
Third floor

Second floor

First floor

Ground floor

Canal Level



Jamestown Road

Oval Road



Office Lift Toilets Kitchen

THIRD FLOOR

Office
581.2 sq m/6,256 sq ft

Sixth floor

Fifth floor

Fourth floor

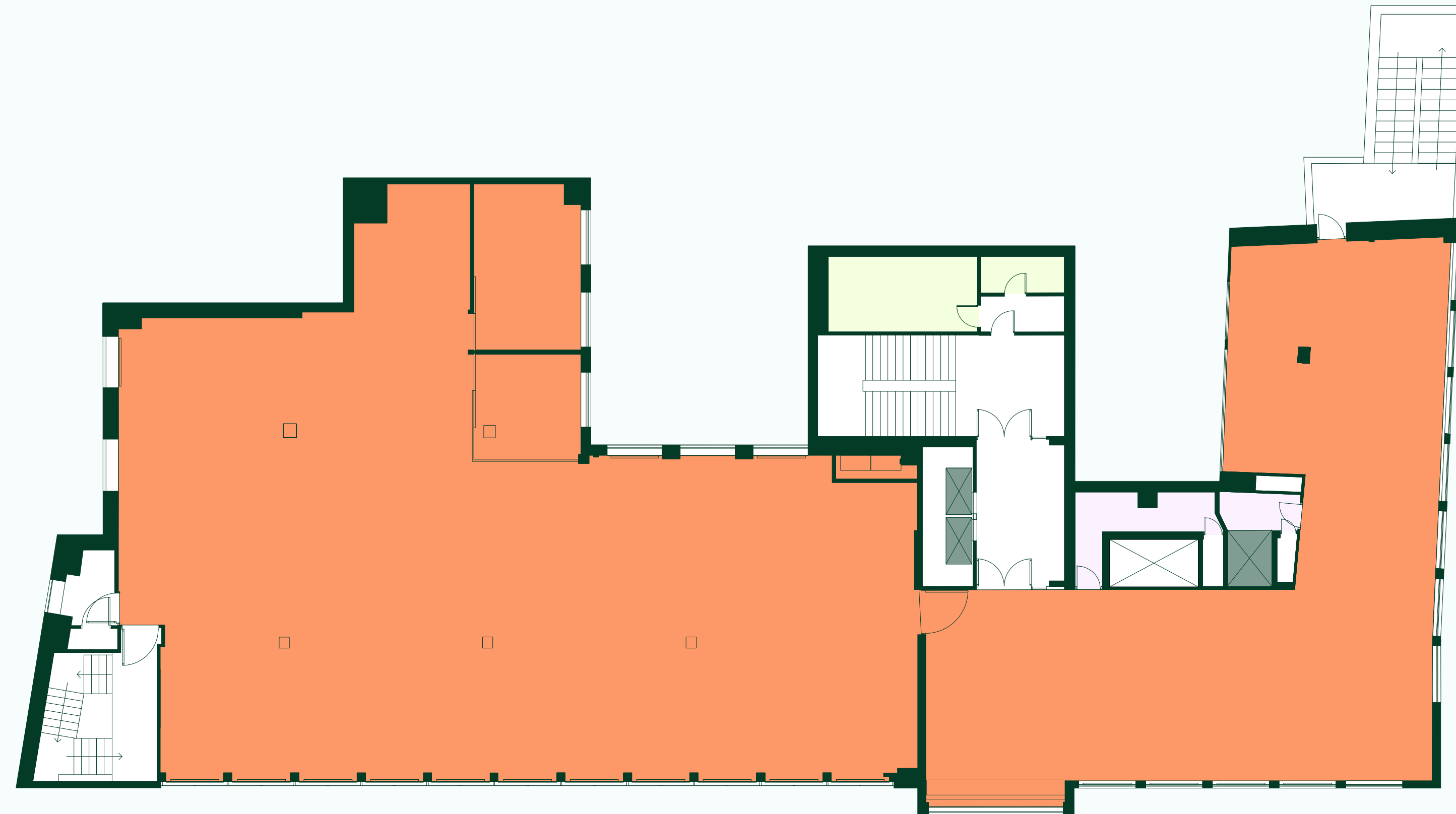
Third floor

Second floor

First floor

Ground floor

Canal Level



Oval Road

Jamestown Road



- Office
- Lift
- Toilets
- Kitchen

FOURTH FLOOR

Office
581.6 sq m/6,260 sq ft

Sixth floor

Fifth floor

Fourth floor

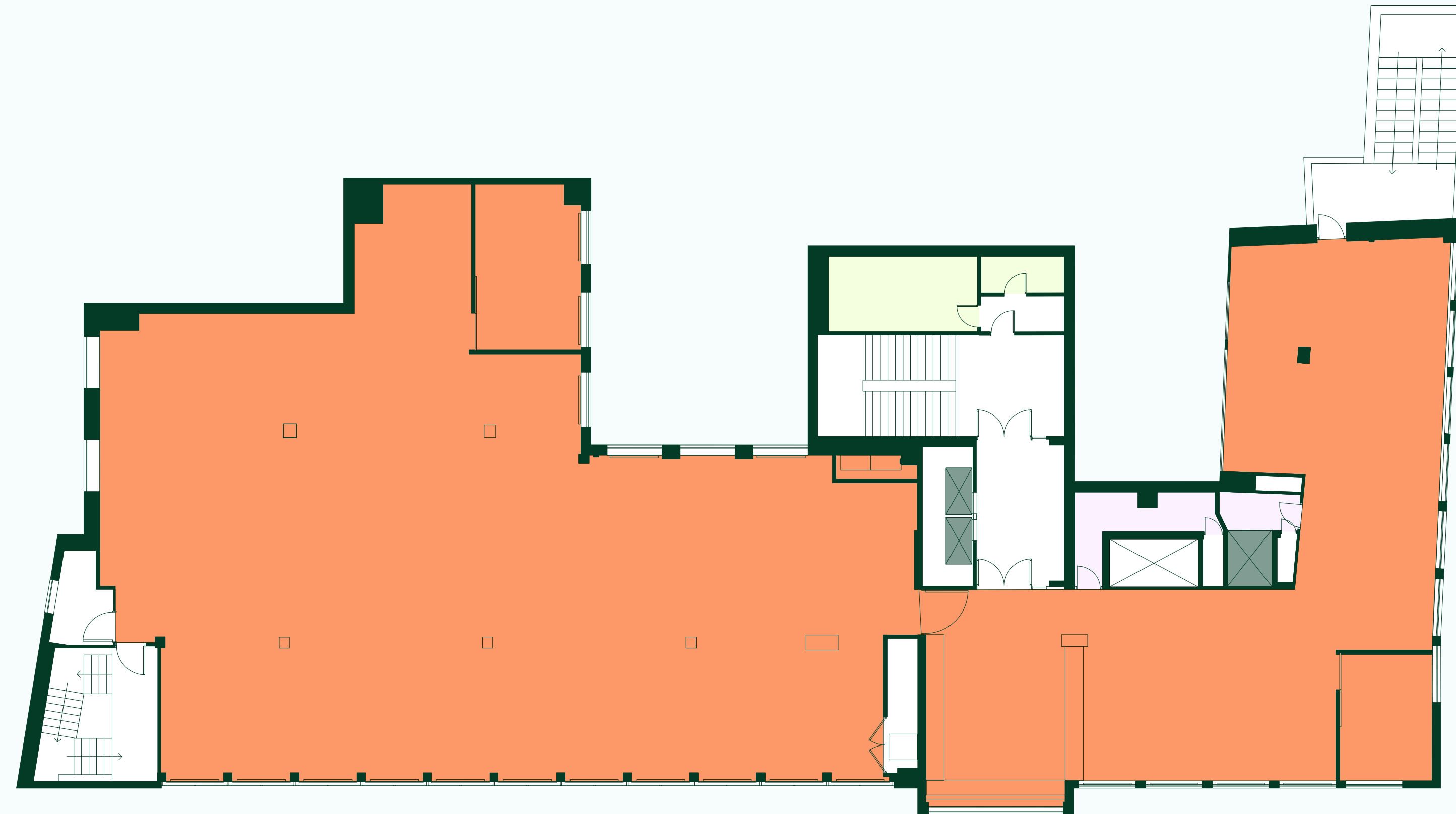
Third floor

Second floor

First floor

Ground floor

Canal Level



Oval Road

Jamestown Road

N ←

Office Lift Toilets Kitchen

FIFTH FLOOR

Office
586.6 sq m/6,314 sq ft

Sixth floor

Fifth floor

Fourth floor

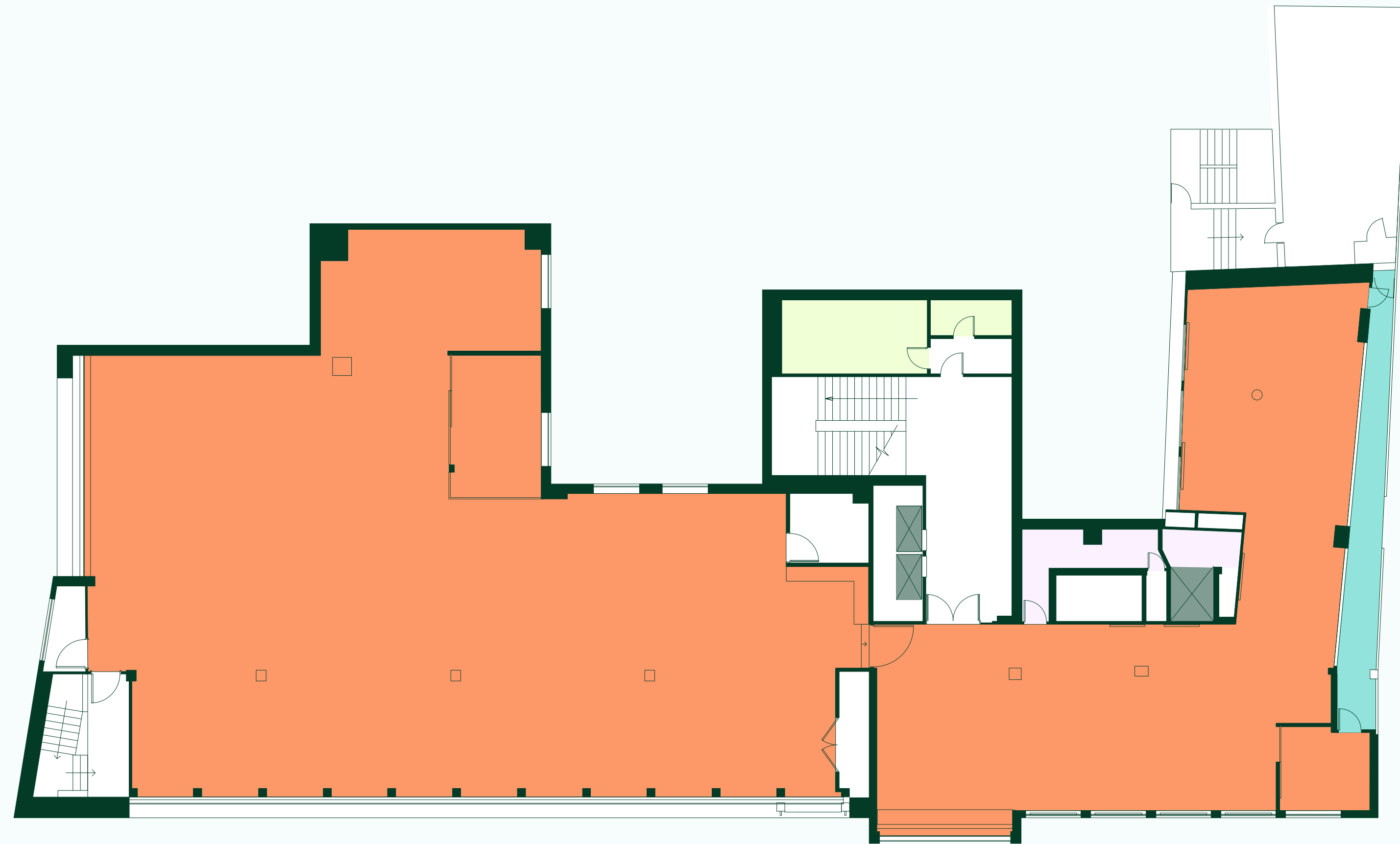
Third floor

Second floor

First floor

Ground floor

Canal Level



Oval Road

Jamestown Road

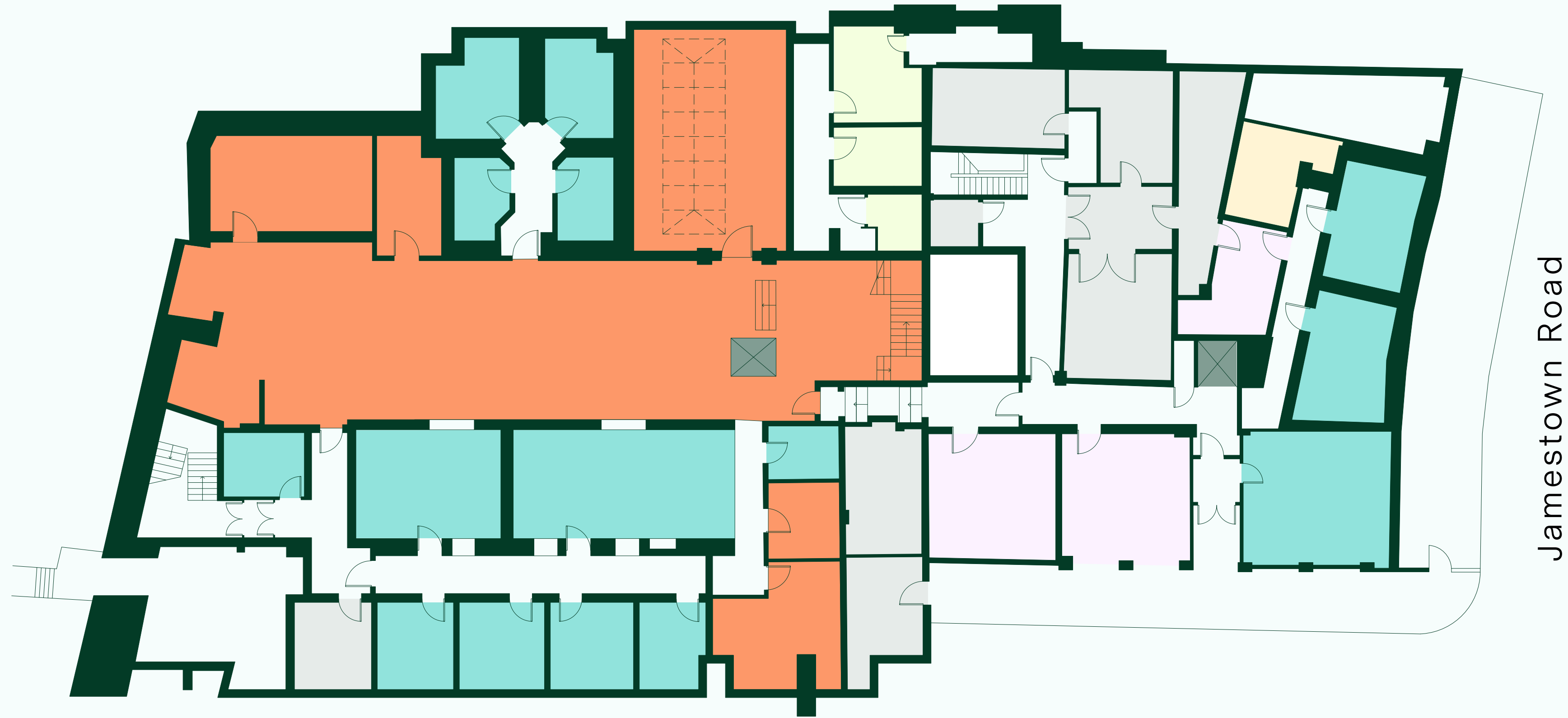


- Office
- Lift
- Toilets
- Kitchen
- Loggia

SIXTH FLOOR

Office
553 sq m/5,952 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
- Studio
- Server
- Storage
- Back of house / Plant

CANAL LEVEL

Office & studios
674.8 sq m/7,263 sq ft

CAMMIDEN

LOCAL AREA

CREATIVE



PIRATE CASTLE

LOCUDE

22

Handwritten graffiti on the bridge railings, including "LUPIN" and "WPI".

THE
HAWLEY
ARMS

THE
HAWLEY
ARMS



CAMDEN MARKET

SEVEN-HEAVEN
601-602 MAKERS ALLEY

Creperie

TRADITIONAL SAVOURY
Cheese, Bacon & Mushroom
Cheese & Honey Bread
Cheese, Ham & Mushroom
Cheese, Salmon & M...
TRADITIONAL SW...
Waffles & Pancakes
Waffles & Pancakes

Juice

ORANGE JUICE
SANGRIA
LEMONADE

STABLES MARKET

SECURITY

LACOSTE

CAMDEN COFFEE

BEATLES



BEATLES



ON YOUR

DOOR

AMENITIES

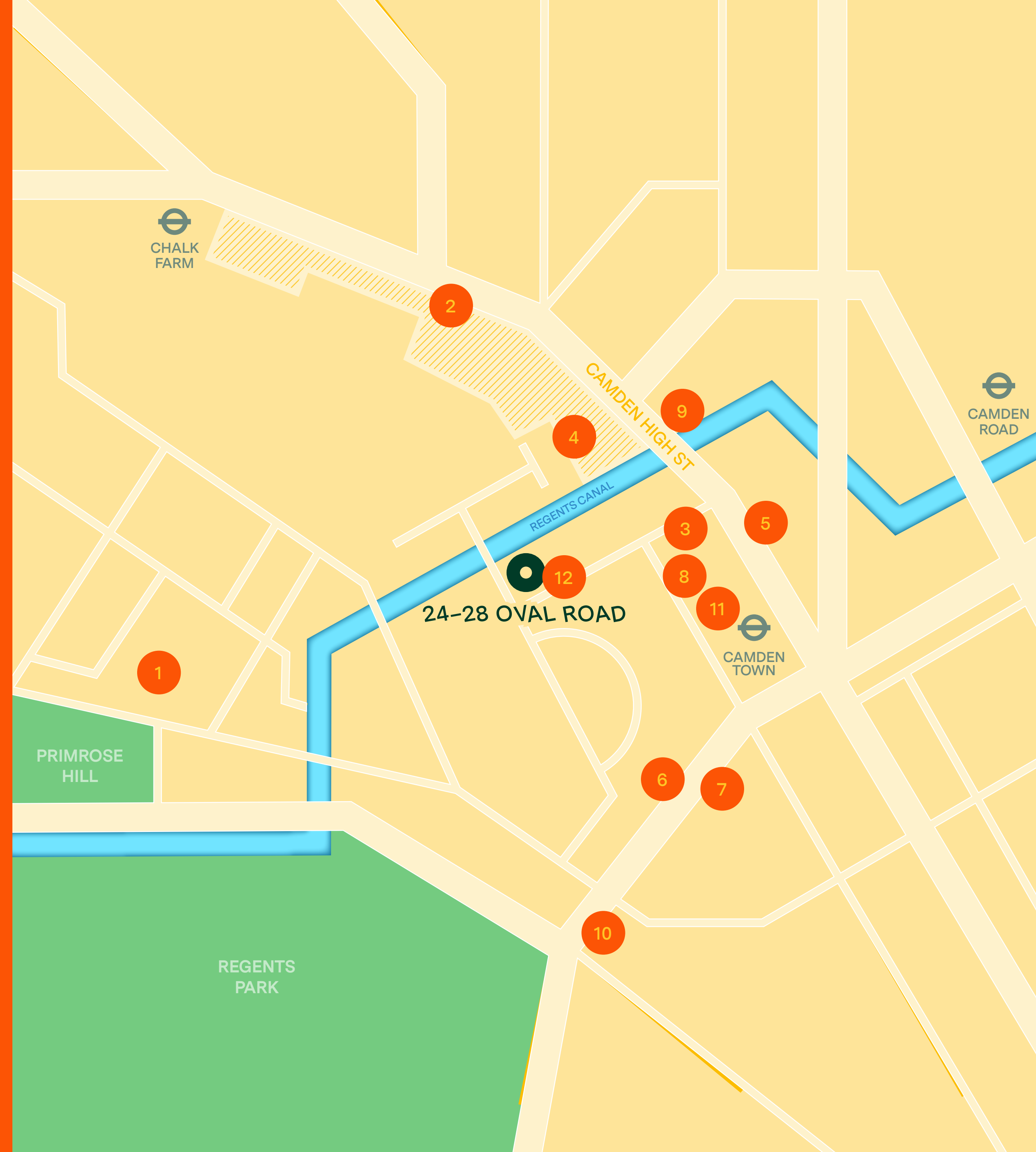
STEER

SIP BITE

FOOD & DRINK

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

- | | | | |
|---|------------------|----|-----------------|
| 1 | Lemonia | 7 | Purezza |
| 2 | The Lucky Club | 8 | Haché Burgers |
| 3 | Mildreds | 9 | Bun House |
| 4 | Chin Chin Labs | 10 | York and Albany |
| 5 | The Spirited | 11 | Hala Wala |
| 6 | Namaaste Kitchen | 12 | Guy Gold |



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
SME
NEWS

85

85

Now OPEN
7-30am-4pm
Every Wednesday
flat white
avocado toast
iced
COFFEES
batch brew
sandwiches
organic
SOUP

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



LEMONIA

11 mins walk ↓



PUREZZA

6 mins walk →





THE SPIRITED

4 mins walk ↓



MILDREDS

← 3 mins walk

HACHÉ BURGERS

4 mins walk ↓



CHIN CHIN LABS

6 mins walk →



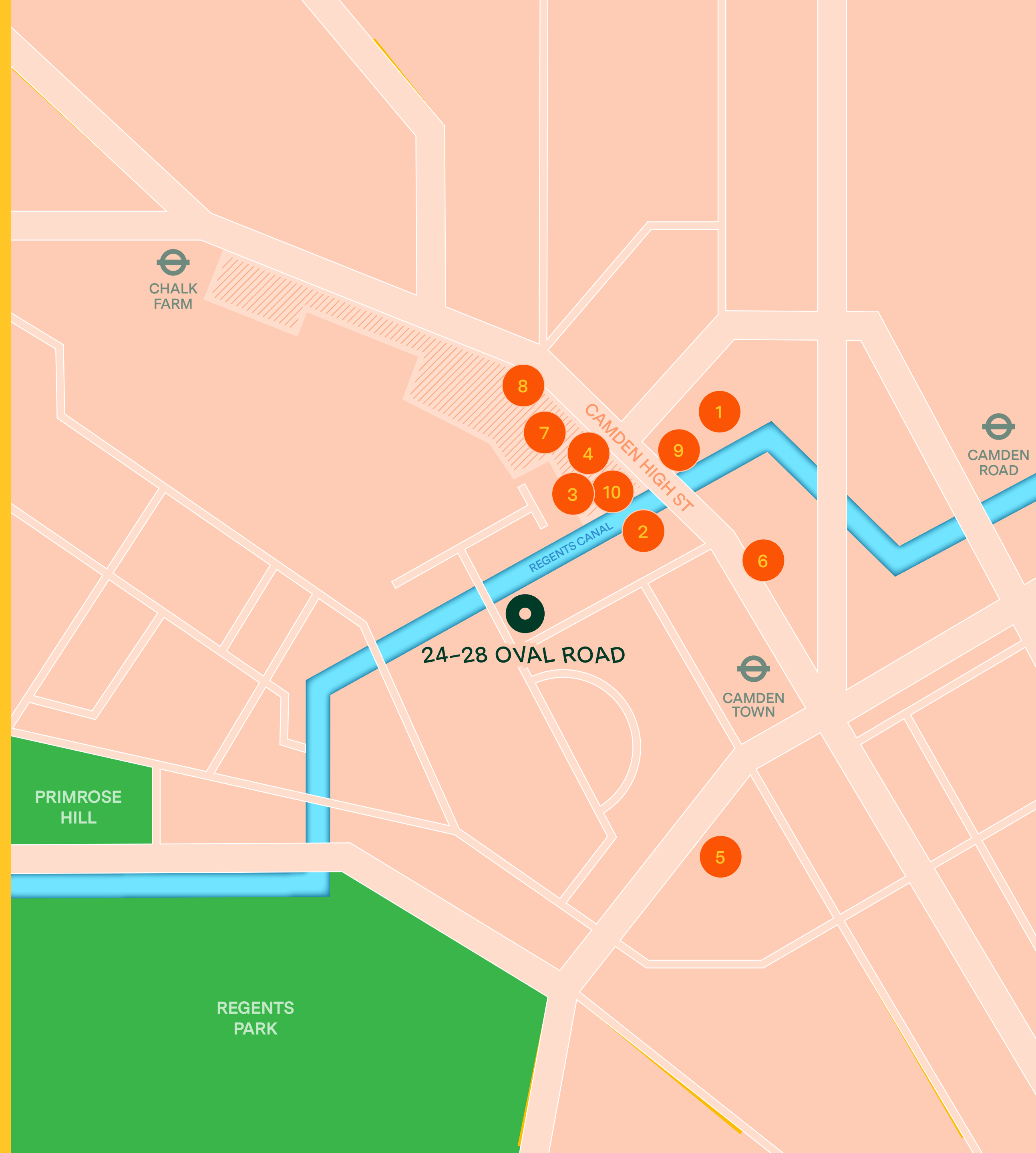
SHOPPING

BROWNWISE



Unique & quirky retailers that give Camden its individuality.

- | | | | |
|---|-------------------|----|----------------|
| 1 | Hawley Wharf | 6 | Buck St Market |
| 2 | Camden Lock | 7 | Moomin |
| 3 | Camden Market | 8 | Cyberdog |
| 4 | Camden Stables | 9 | Article |
| 5 | Wholefoods Market | 10 | Camden Threads |





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 →



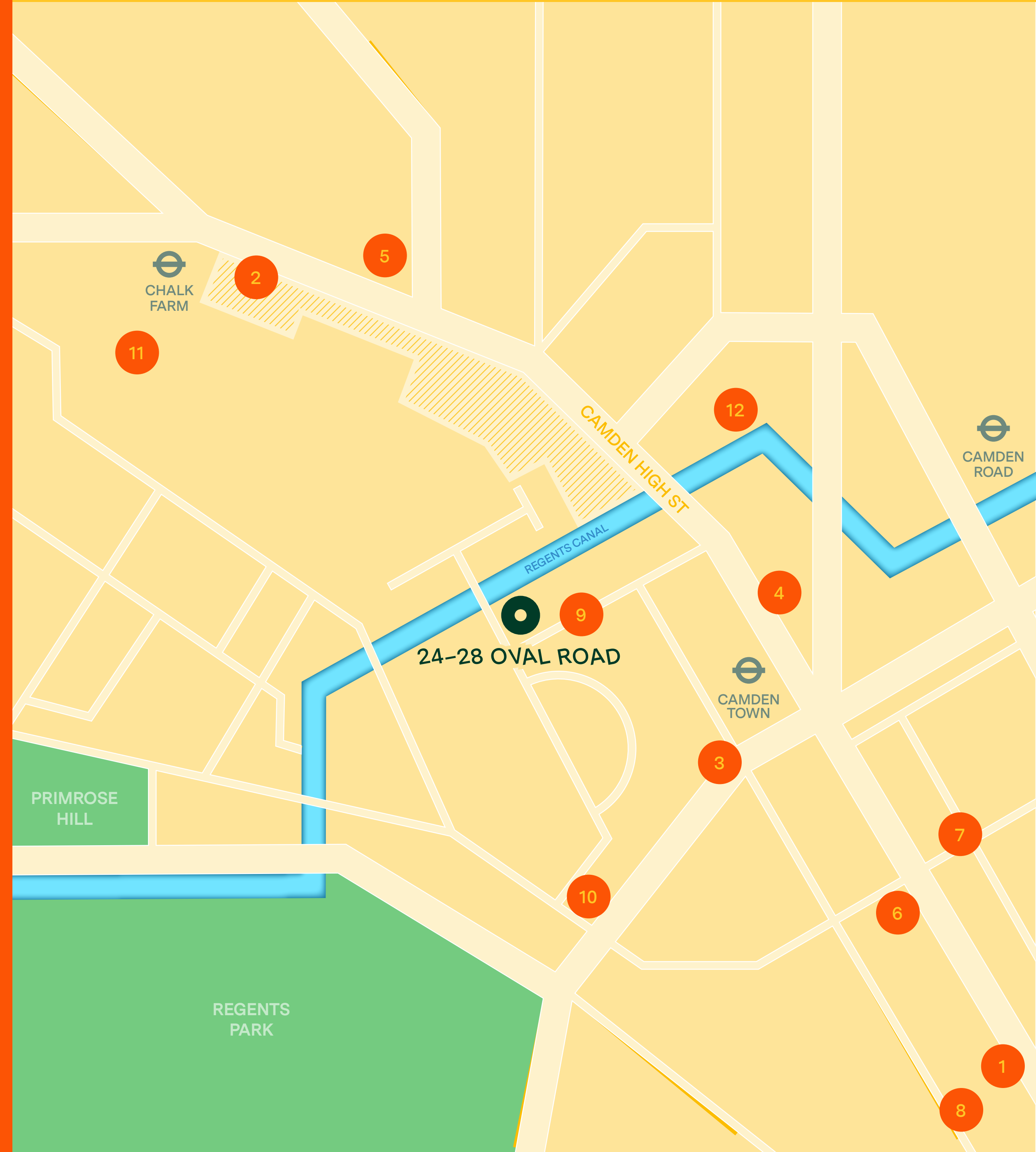


ENJOY D.O.

MUSIC & MORE

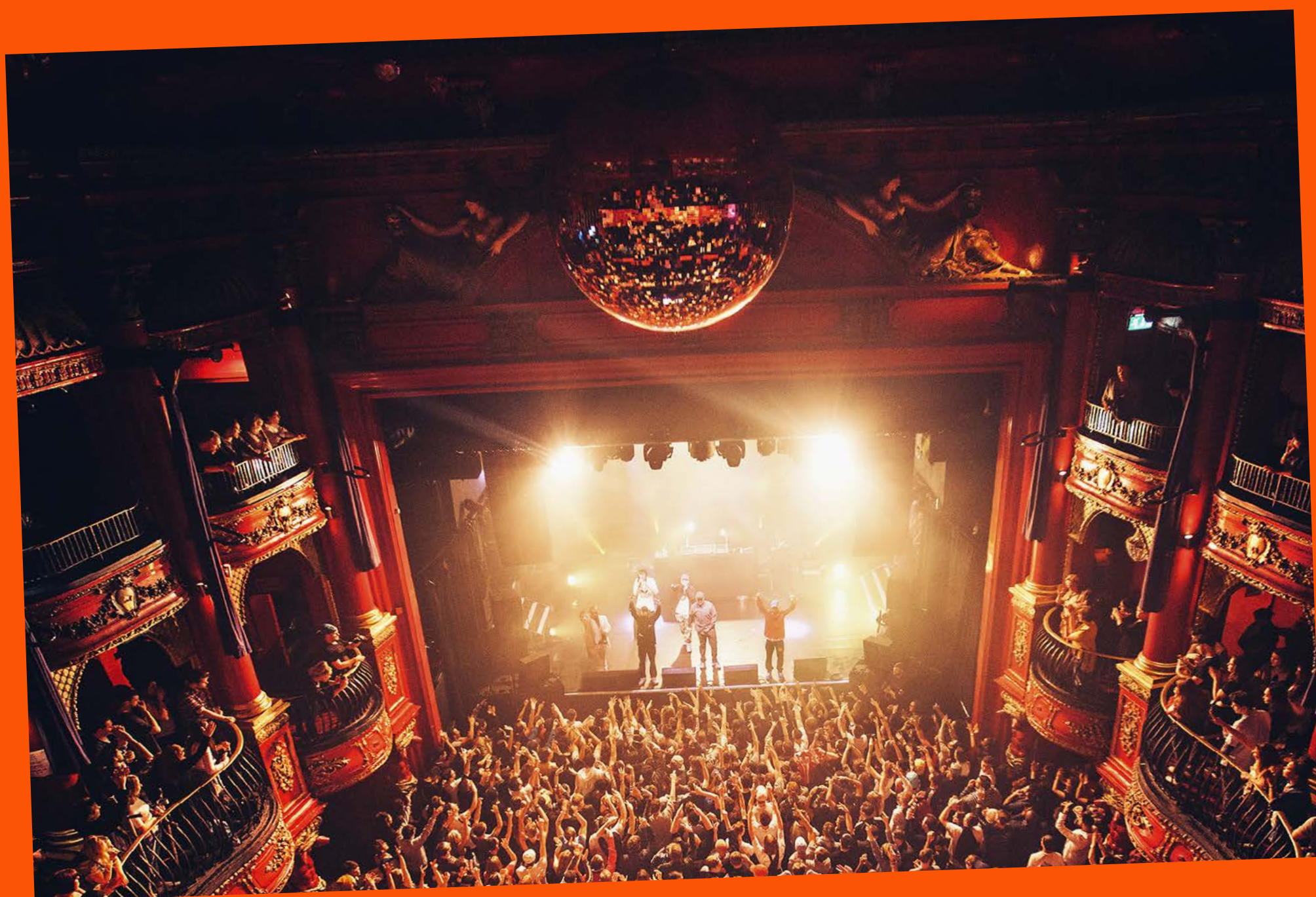
Discover worldclass local venues for arts, music, health and fitness.

- | | | | |
|---|-------------------|----|---------------|
| 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

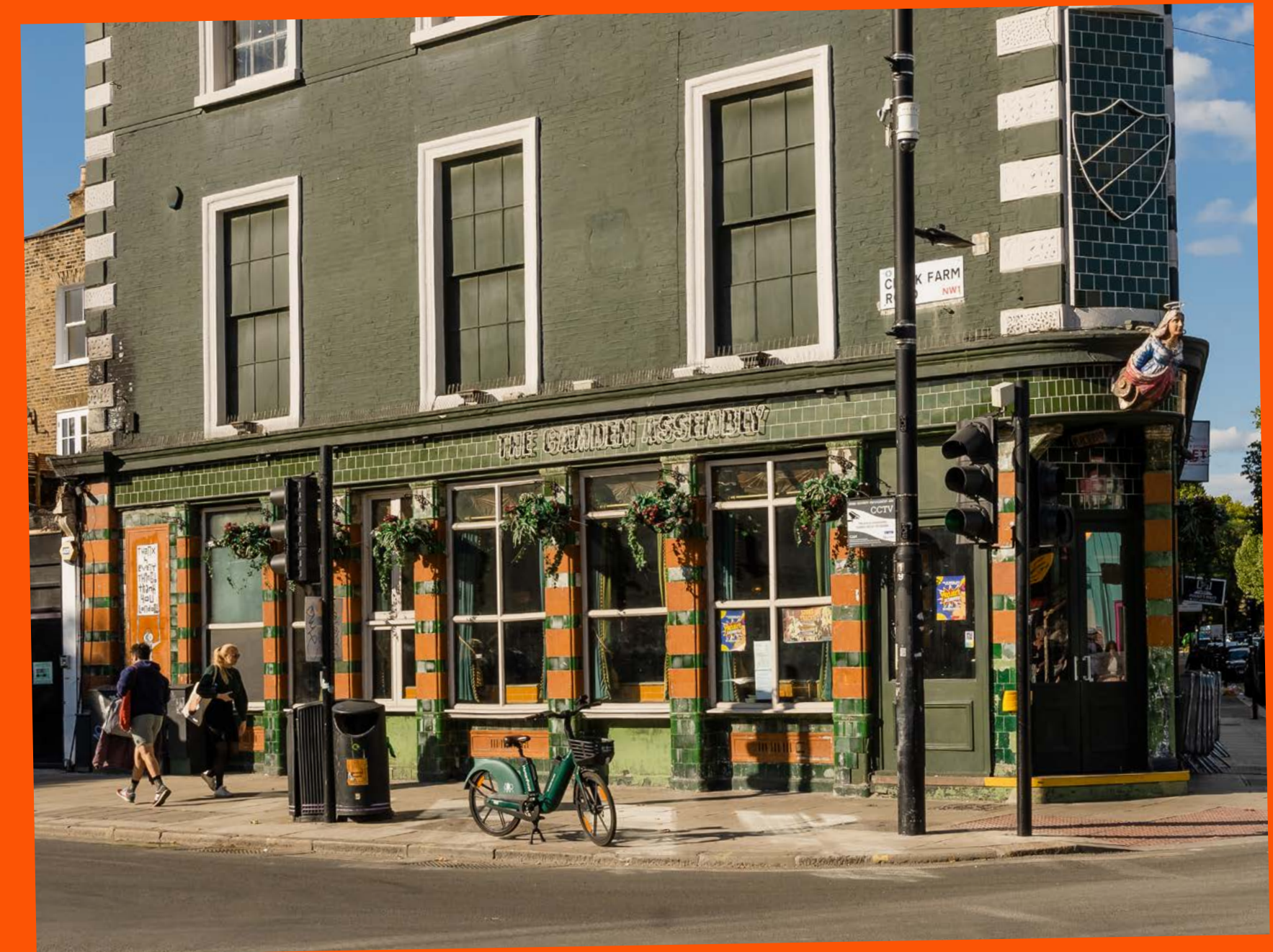
10 mins walk →





CAMDEN ASSEMBLY

10 mins walk ↓



ELECTRIC BALLROOM

← 6 mins walk

THE JAZZ CAFE

5 mins walk ↓



BLUES KITCHEN

8 mins walk →

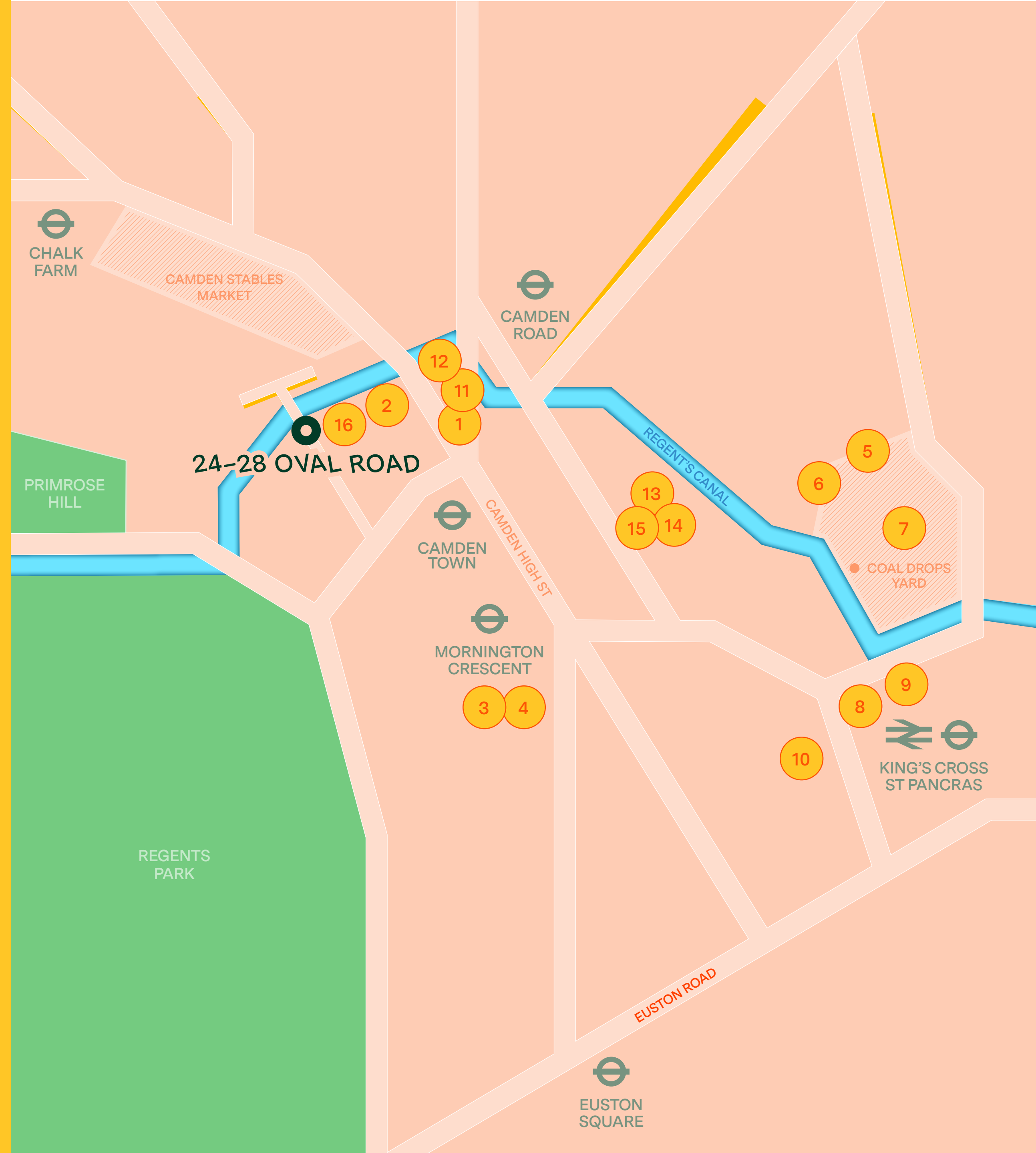


NEIGHBOURBOURS

LOCAL OCCUPIERS

Join a growing community of exceptional local businesses.

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



DR MARTENS



MTV STUDIOS (UK)



ASOS



SONY MUSIC





GOOGLE HQ



META



GET IN IN GREEN

QUIETER MOMENTS



REGENTS PARK

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

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

10 minute walk



TAKE A TRIP

Walking times to stations:

Camden Town

0.3 miles/
4 mins

Chalk Farm

0.5 miles/
11 mins

Mornington Cres.

0.7 miles/
10 mins

Camden Road

0.5 miles/
8 mins

Euston

1.2 miles/
20 mins

Kings Cross

1.4 miles/
20 mins



GET IN

CONTACT

TOUCH

24-28ovalroad.co.uk



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& PARTNERS W 1
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A DEVELOPMENT BY CENTRAL AND METROPOLITAN ESTATES