

# KINGS STUDIOS

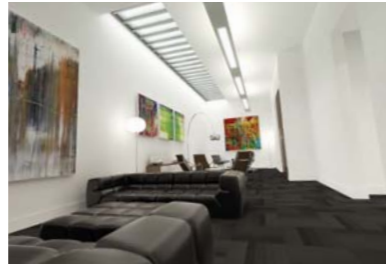
KINGS TERRACE

CAMDEN TOWN LONDON NW1



HIGH SPECIFICATION AIR-CONDITIONED STUDIO OFFICES  
505 - 6545 sq ft (47 - 608 sq m)

Indicative finishes and furniture cgis



Architect impression

**KINGS STUDIOS** form part of a major mixed use development between Camden High Street and Kings Terrace, Camden Town.

Kings Studios entrance is in the quiet mews, Kings Terrace. The brand new and contemporary comfort cooled offices are set over four floors including the impressive ground floor reception and provide an opportunity to occupy flexible accommodation. These exceptional studio offices are situated in the very heart of Camden Town chosen by major media, design and office users for the superb transport, shopping and entertainment on the doorstep.

**Amenities:**

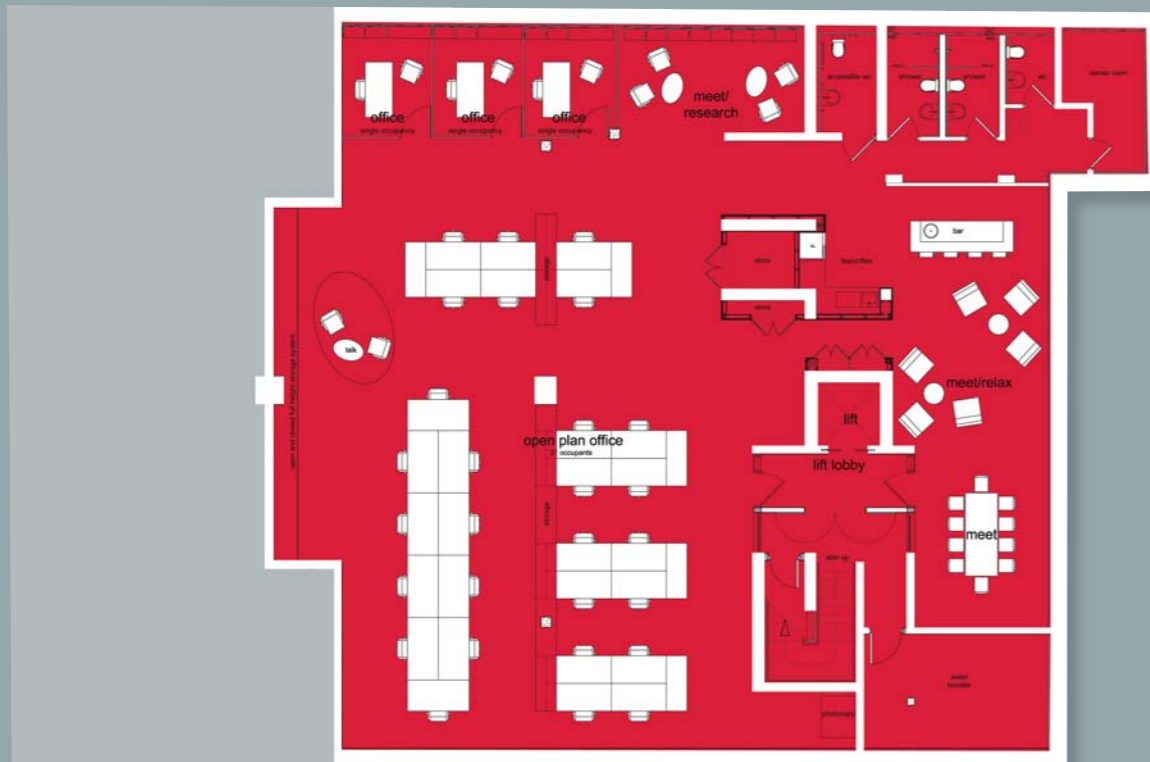
- Fully accessible raised floors
- Comfort cooling
- Striking reception
- LG7 compliant lighting
- Feature wall
- DDA compliant Lift
- Kitchen / shower facilities\*\*
- Male, Female and disabled WCs
- 24 hour access

**Floor Areas\***

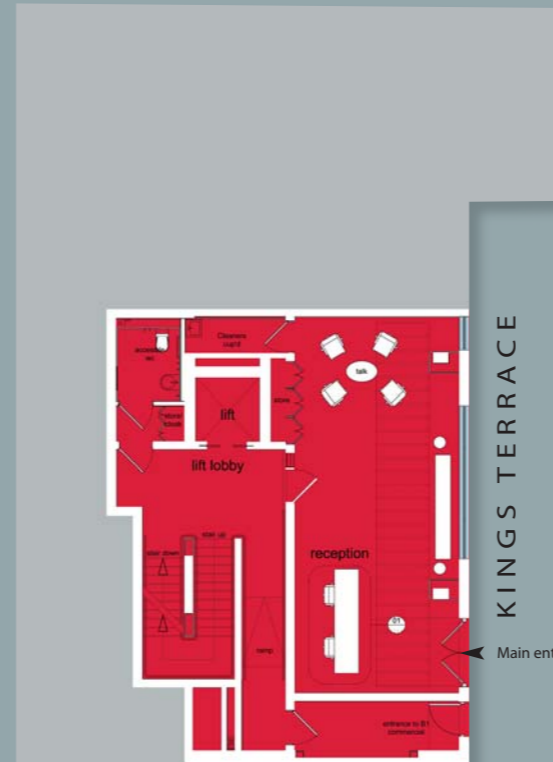
Second floor	505 sq ft ( 47 sq m )
First floor	1,530 sq ft ( 142 sq m )
Ground floor	775 sq ft ( 72 sq m )
Lower ground	3,735 sq ft ( 347 sq m )

**Total 6,545 sq ft ( 608 sq m )**

\* Approximate Net Internal Areas subject to measurement and verification  
\*\* As required by Tenant



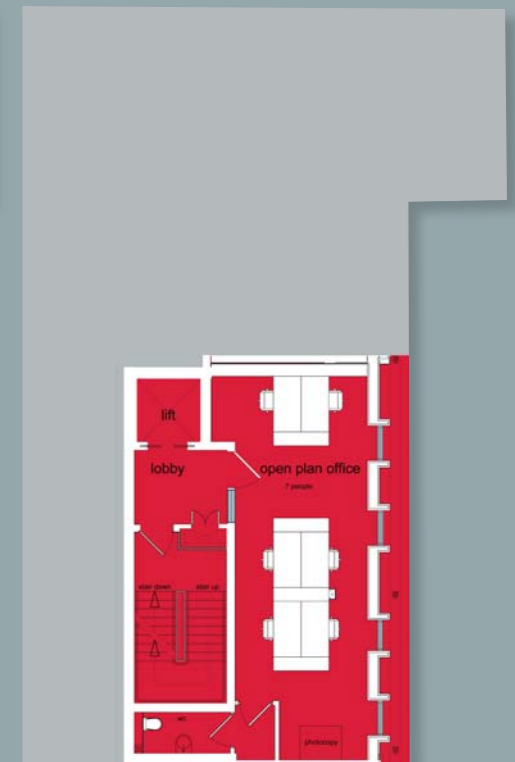
Lower ground floor  
3,735 sq ft ( 347 sq m )



Ground floor  
775 sq ft ( 72 sq m )



First floor  
1,530 sq ft ( 142 sq m )



Second floor  
505 sq ft ( 47 sq m )

Indicative space planning layouts

**KINGS STUDIOS** are a short walk from both Camden Town (Northern Line) and Mornington Crescent (Northern Line) Underground Stations which allow easy access to both the West End and City. There is a strong network of public transport, local bus routes and the National Rail stations of Euston and Kings Cross St Pancras International are a short distance away.

St Pancras International Station allows direct access to Europe via Eurostar and to Luton and Gatwick airports via Thames Link route.

Key to map

**OCCUPIERS**

- 1) Greater London House: Emap, Revlon International, ASOS.COM, Young & Rubikam Europe, Wunderman Advertising, Seifert Architects, British Heart Foundation
- 2) Arups
- 3) French Connection
- 4) Barber Smith, Frank PR, 20/20
- 5) MACE
- 6) Getty Images
- 7) Diabetes UK
- 8) MTV
- 9) CBS Outdoor, Moulton Brown
- 10) Hat Trick Productions
- 11) H. Bauer
- 12) APTN Associated Press Television News
- 13) The Open University

**FOOD & DRINK**

- 14) The Crescent
- 15) Costa Coffee
- 16) Sainsburys Local
- 17) Pret a Manger
- 18) York & Albany (Gordon Ramsey)
- 19) Market
- 20) Masala Zone
- 21) Teachi
- 22) Marks and Spencer
- 23) Fresh and Wild
- 24) Strada
- 25) Starbucks
- 26) Sainsburys Foodstore
- 27) Wagamama Noodle Bar
- 28) Camden Brasserie

**RETAIL**

- 29) Boots
- 30) Argos
- 31) Waterstones
- 32) GAP
- 33) H&M
- 34) American Apparel
- 35) Body shop

**VENUES**

- 36) KOKO
- 37) Electric Ballroom
- 38) Jazz Cafe
- 39) Odeon Cinema
- 40) Holiday Inn
- 41) Gilgamesh
- 42) The Hawley Arms
- 43) Camden Lock Market
- 44) Stables Market
- 45) Proud
- 46) The Monarch
- 47) Barfly
- 48) Roundhouse



All enquiries to sole agents

**SHAW CORPORATION**  
**CHARTERED SURVEYORS**  
**020 7409 0909**

[ndavies@shawcorporation.com](mailto:ndavies@shawcorporation.com)

**Terms** New FRI lease(s) for a term and rent by agreement

**Occupation** Second Quarter 2009

**Viewing** Strictly by appointment via Landlord's sole agents

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