



51.535341 × -0.139676

Fabrix

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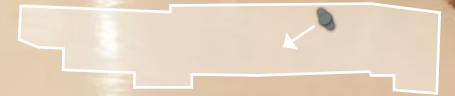
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THEY DON'T
MAKE 'EM LIKE
THEY USED TO.

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

BREEAM VERY GOOD ACCREDITED.



GROUND FLOOR VIEW

- **10,161 SQ FT** OF **WAREHOUSE STYLE** WORKSPACE.
- FITTED WITH **VRF AIR CONDITIONING**.
- **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**.

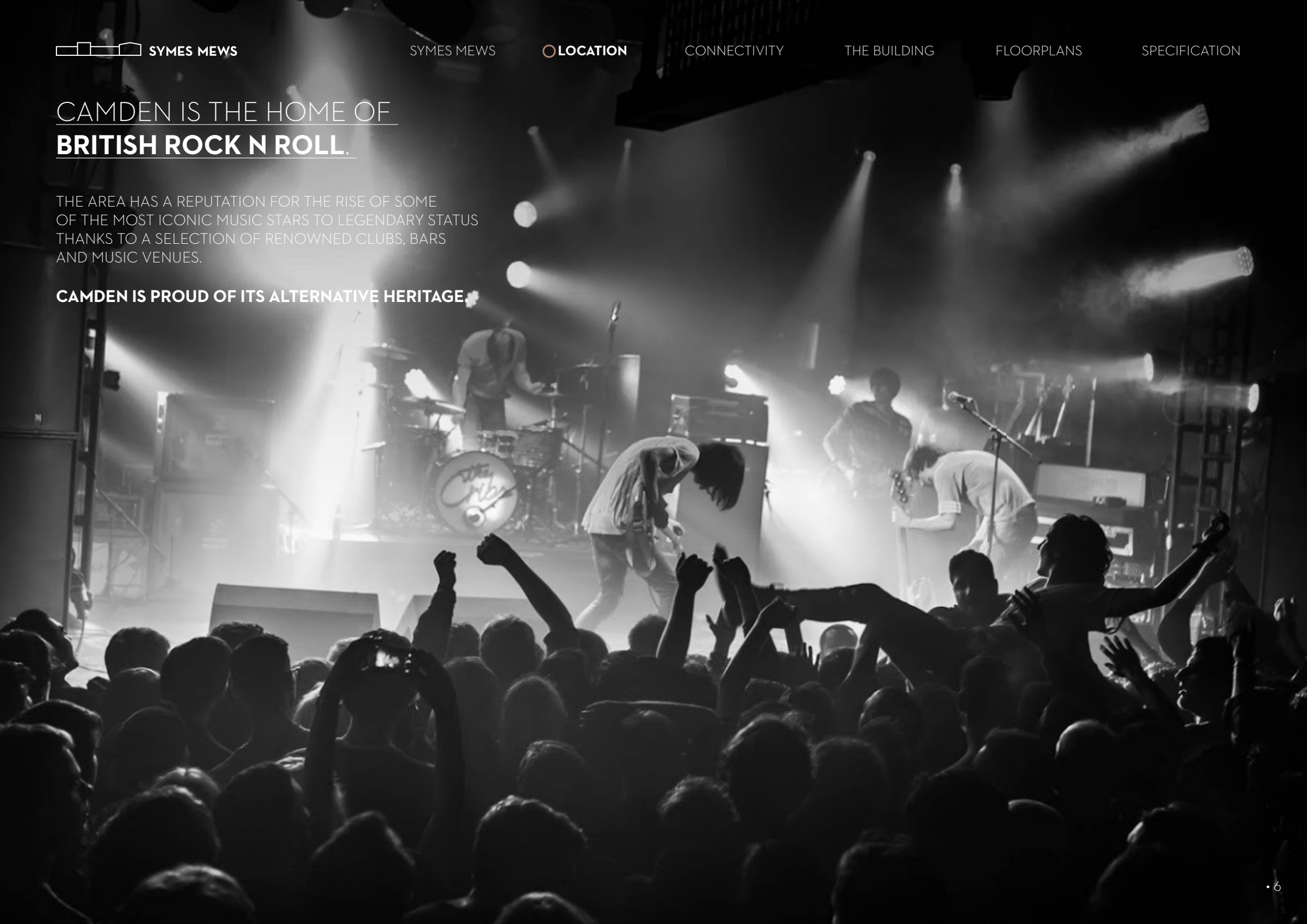


MAIN ENTRANCE VIEW

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.





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 Lost Boys Pizza
- 4 York and Albany (Gordon Ramsay)
- 5 Jamon Jamon
- 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

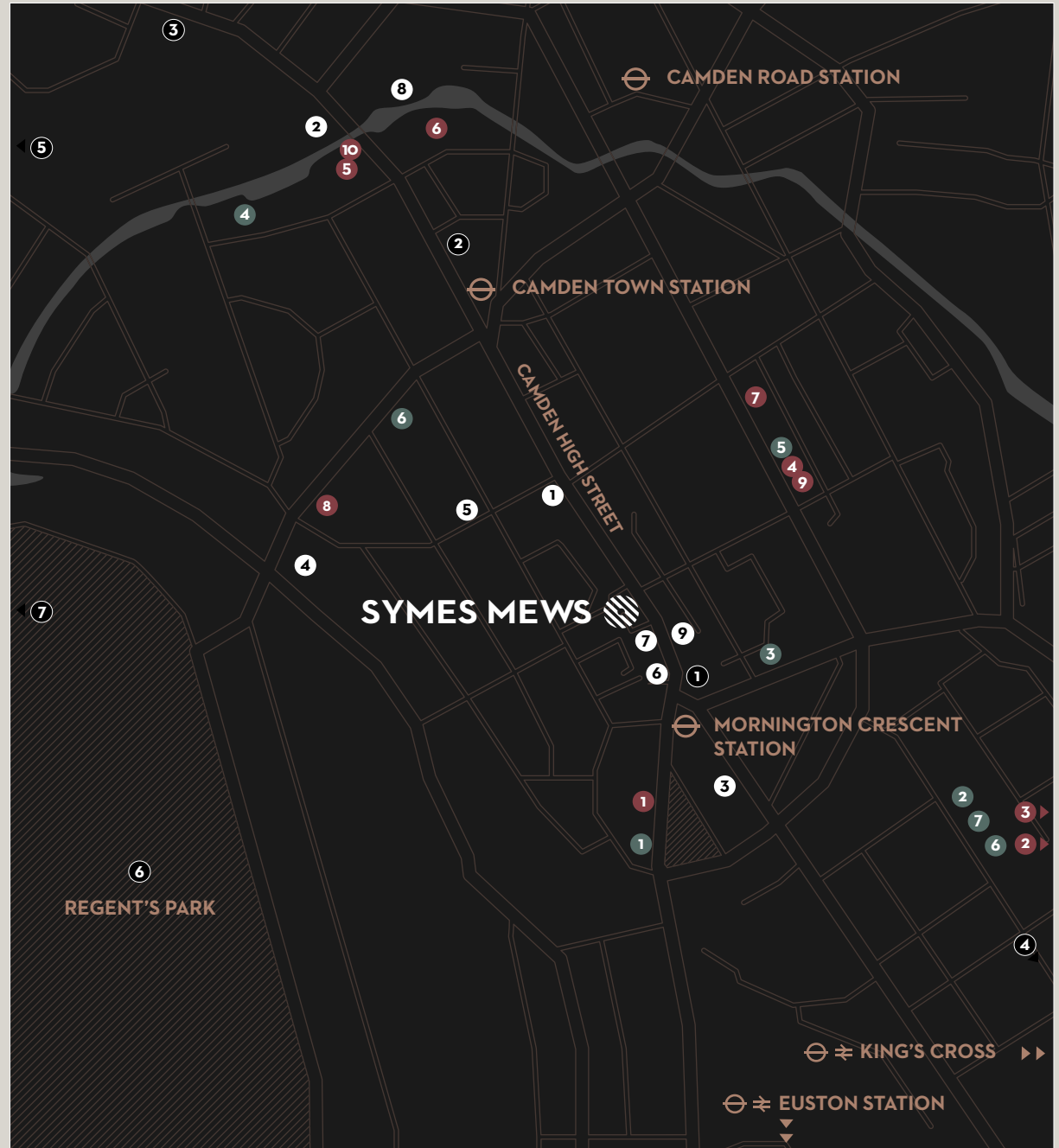
- 1 Koko (reopened 2022)
- 2 The Electric Ballroom
- 3 The Roundhouse
- 4 The British Library

Green spaces

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

Neighbours

- 1 ASOS
- 2 Google
- 3 Havas
- 4 French Connection
- 5 Dr Martens
- 6 Viacom
- 7 BetWay
- 8 Sheppard Robson
- 9 Piercy & Co
- 10 Lyle & Scott



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



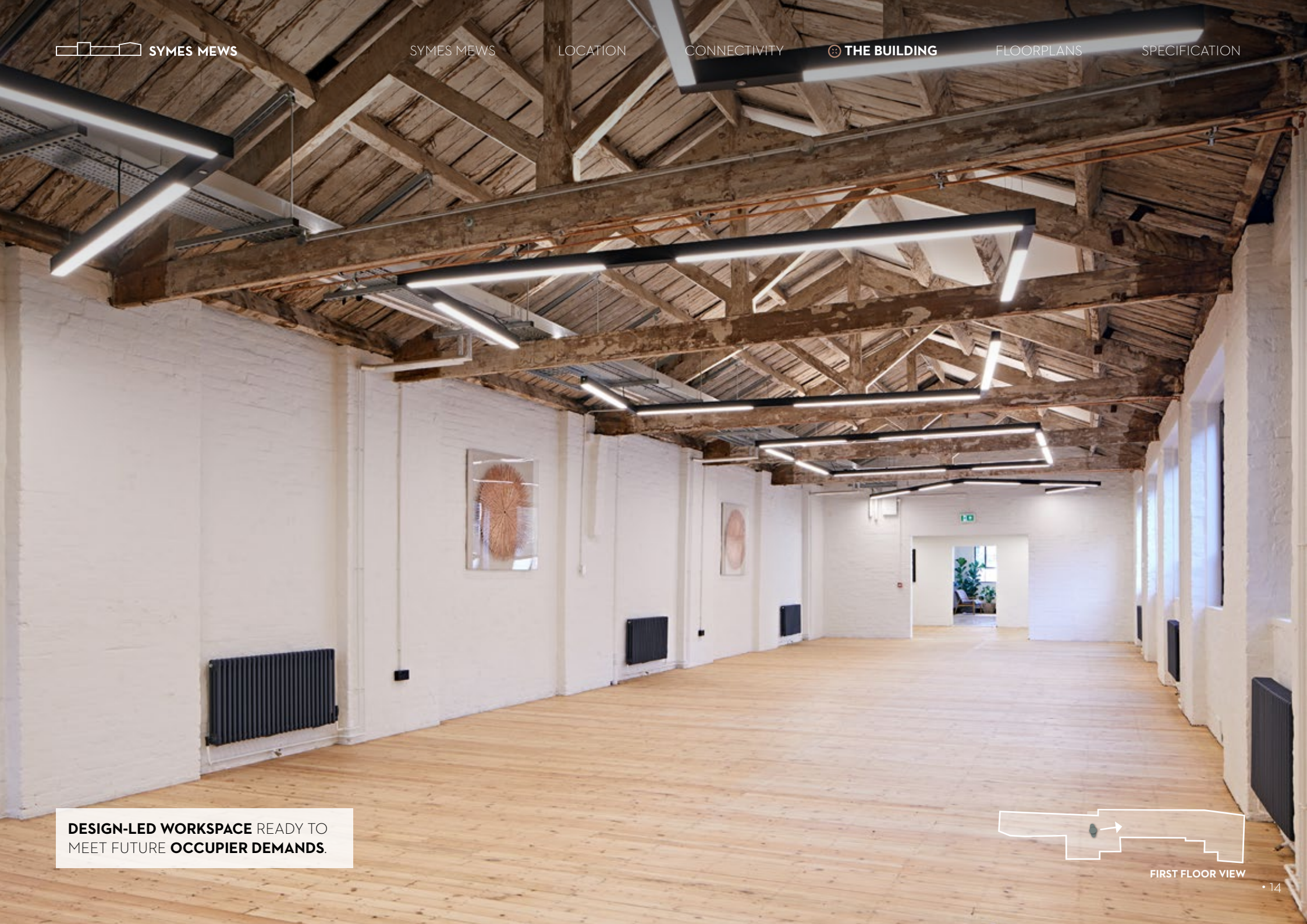
THE BUILDING OFFERS A UNIQUE WORKING ENVIRONMENT FULL OF **CHARACTER** AND **HERITAGE DESIGN FEATURES** LINKING TO ITS INDUSTRIAL AND FURNITURE MAKING PAST.



SECOND FLOOR VIEW







DESIGN-LED WORKSPACE READY TO
MEET FUTURE **OCCUPIER DEMANDS.**



FIRST FLOOR VIEW

THE BUILDING

10,161 SQ FT

OF FLEXIBLE WORKSPACE

SYMES MEWS **NATURAL CONFIGURATION** AND **DUAL ENTRANCES** ALLOW FOR THE UTMOST FLEXIBILITY, ALLOWING AN OCCUPIER TO MANIFEST THEMSELVES WITHIN THE SPACE.

THREE **HIGHLY EFFICIENT**, WELL SPECIFIED FLOORS CAN BE TAILORED TO SUIT YOUR BUSINESS NEEDS.

SECOND FLOOR

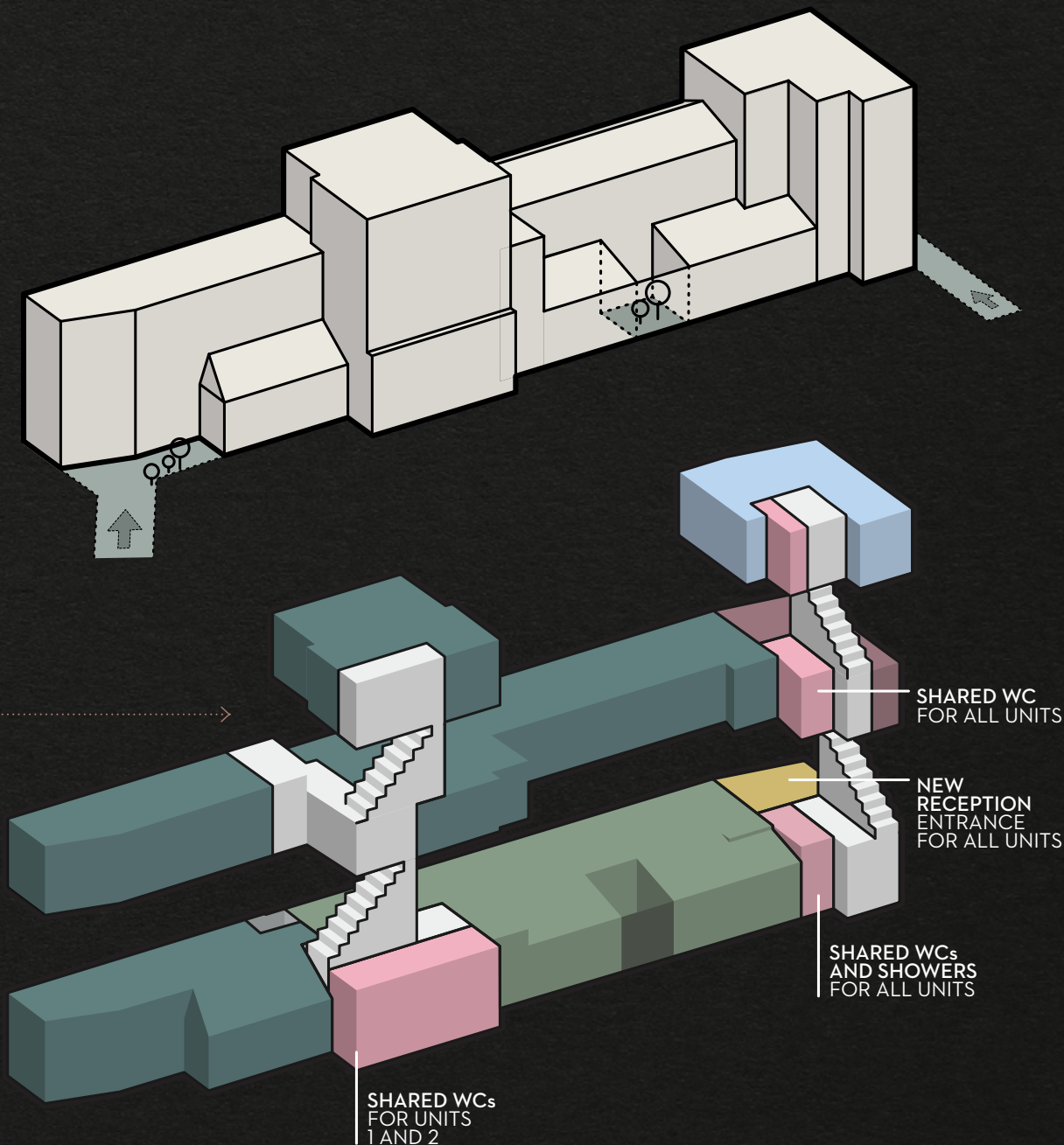
1,783 SQ FT

FIRST FLOOR

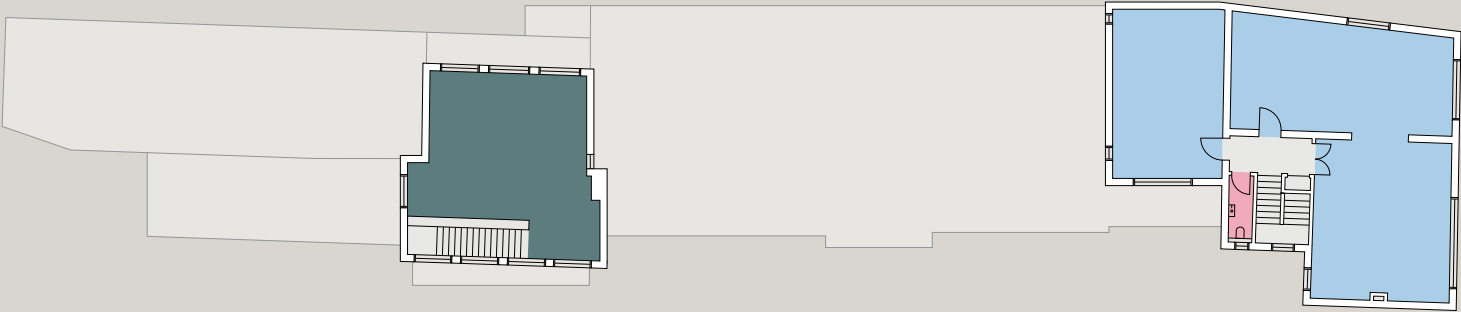
4,062 SQ FT

GROUND FLOOR

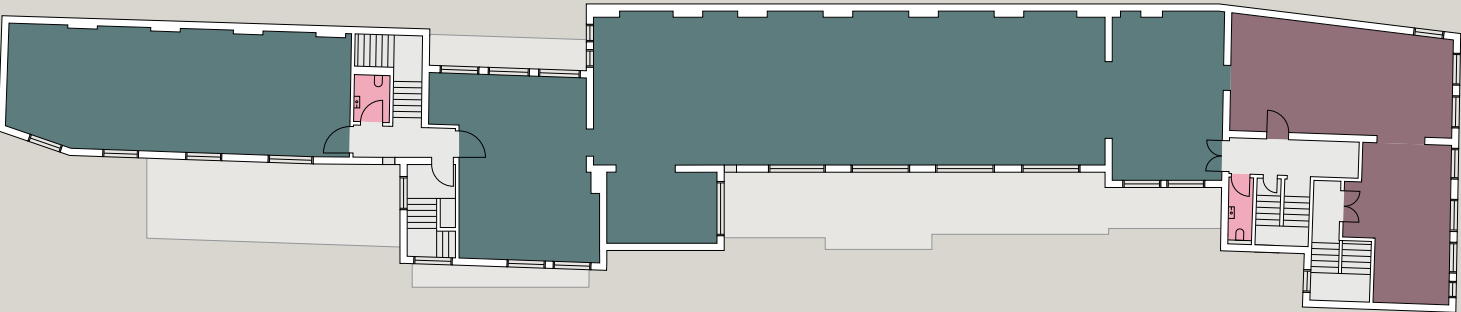
4,599 SQ FT



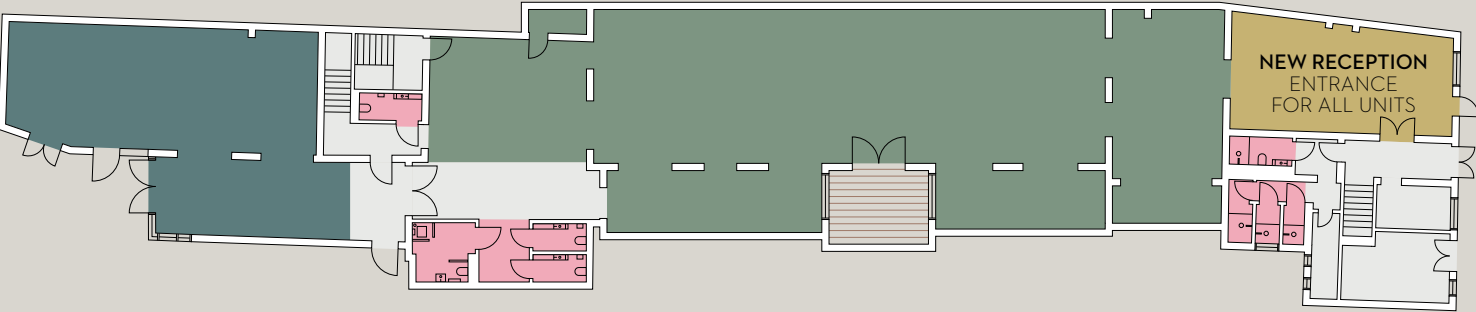
**SECOND
FLOOR**



**FIRST
FLOOR**



**GROUND
FLOOR**



UNIT 1
2,777 SQ FT



UNIT 2
5,382 SQ FT

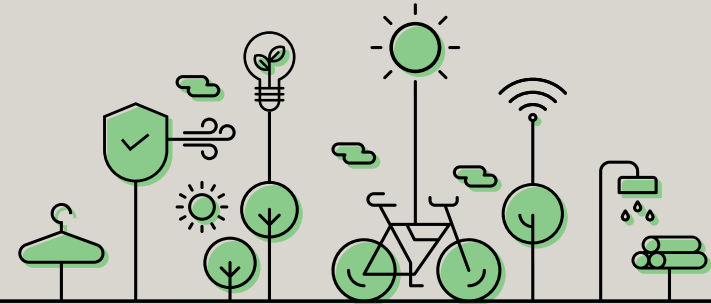


UNIT 3
721 SQ FT



UNIT 4
1,281 SQ FT

SPECIFICATION



EXEMPLARY AIR QUALITY

Energy efficient heat recovery ventilation system and natural ventilation.



AIR CONDITIONING

VRF air conditioning throughout the ground and first floor.



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.



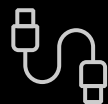
SECURE DUAL ACCESS

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.



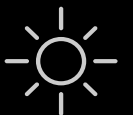
HIGH CEILINGS

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



NATURAL DAYLIGHT

Fantastic natural daylight throughout.



FOR MORE INFORMATION:

WWW.SYMESMEWS.LONDON

Fabrix

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