OFFICE TO LET | 4,866 SQ FT

75 BAYHAM STREET, CAMDEN, NW1 0AA

FULLY REFURBISHED SELF-CONTAINED BUILDING IN THE HEART OF CAMDEN RARE OPPORTUNITY FOR OWNER OCCUPIERS / INVESTORS OR ALTERNATIVE USERS STPP

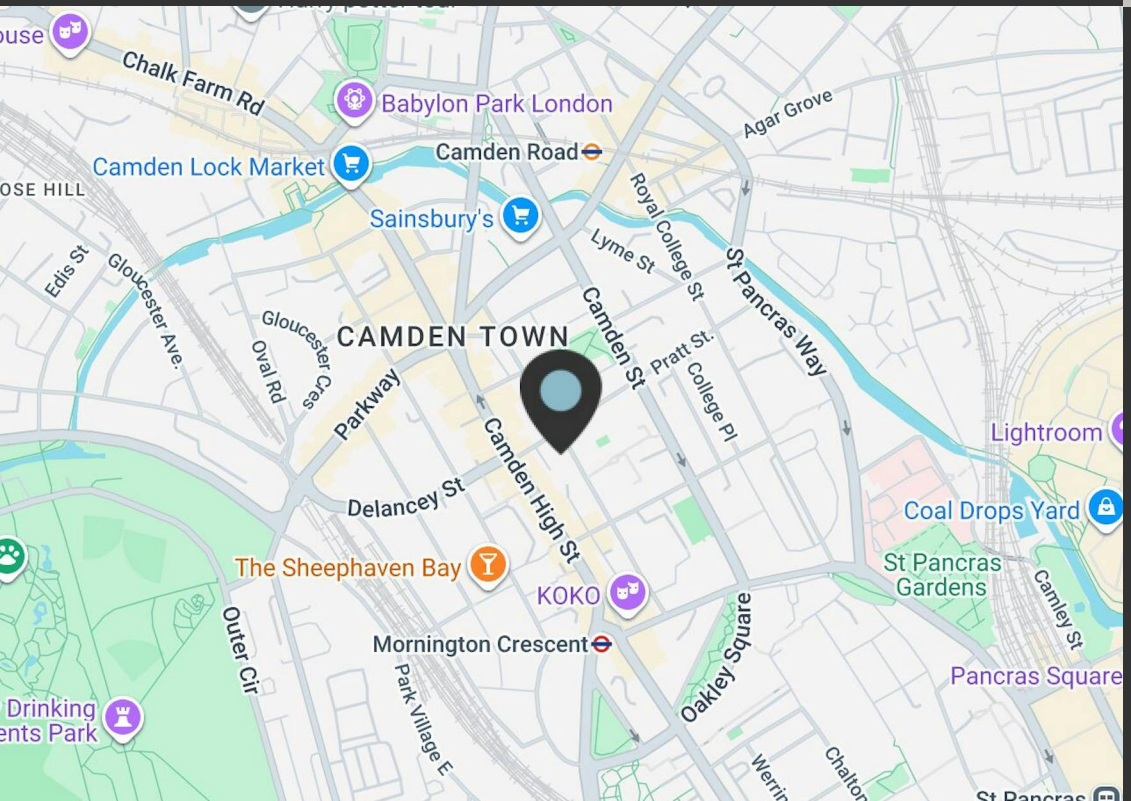
- Georgian era self-contained HQ office
- Camden Town Underground Station (Northern Line) is within a 3 minute walk
- Located in the Heart of Camden just off Camden High Street
- New roof installed in 2022 and full refurbishment carried out in 2019
- Staff facilities with multiple kitchens, wcs and showers
- Architecturally designed with the benefit of exposed features, brickwork, lightwells and exposed services
- HVAC system throughout with continuous fresh air supply

DESCRIPTION

75 Bayham Street comprises a fully refurbished, self-contained Georgian warehouse-style building arranged from the lower ground to the second floor. The property is accessed via a glazed frontage, leading into an impressive double-height reception/entrance with views through to both the lower ground and upper floors.

The lower levels provide predominantly open-plan accommodation, featuring exposed air-conditioning services and painted brickwork, giving a strong warehouse feel. Full-length glazed lightwells run through the building, ensuring excellent natural light across all floors, including the lower ground.

The property also benefits from staff facilities, including kitchens with breakout areas, WCs, and showers. The second floor offers a more traditional space, with exposed roof trusses, an engineered timber floor, and strong natural light from sash windows to both the front and rear.



LOCATION

75 Bayham Street is situated in the heart of Camden, one of London's most vibrant and established commercial and creative hubs. The property is positioned just off Camden High Street and within close proximity to Camden Market, offering an excellent range of amenities including restaurants, cafés and bars such as The Blues Kitchen, B Bagel Company and the Camden Head Pub and Comedy venue.

The area has become a well-established destination for media, creative and tech occupiers, benefiting from its lively atmosphere and strong local amenity offering.

Transport connections are excellent, with Camden Town Underground Station (Northern Line) approximately a 2–4 minute walk, providing direct access to King's Cross St Pancras, Euston Station and the wider Central London network. Camden Road Station (Overground) is also within easy walking distance, offering connections across London including Stratford and Richmond.

AVAILABILITY

Name	sq ft	sq m	Availability
Basement	1,335	124.03	Available
Ground	1,410	130.99	Available
Upper Ground	1,130	104.98	Available
1st	474	44.04	Available
2nd	517	48.03	Available

RENT

£35 per sq ft

RATES & CHARGES

Rates payable: £9.24 per sq ft

TERMS

A new lease for a term by arrangement or a freehold sale.

PLANNING

The property may lend itself to a variety of alternative uses and potential residential redevelopment, subject to obtaining all the necessary consents with the local authority Camden.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 28/09/2026