



**SYMES MEWS** CAMDEN

51.535341 × -0.139676

**Fabrix**

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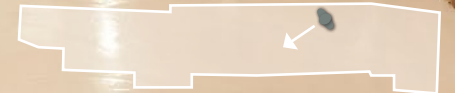
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THEY DON'T  
MAKE 'EM LIKE  
THEY USED TO.

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

**BREEAM VERY GOOD ACCREDITED**



GROUND FLOOR VIEW



- **10,420 SQFT** OF **SELF-CONTAINED** WORKSPACE.
- **FLEXIBLE** LAYOUT OF **CHARACTERFUL** SPACES ARRANGED OVER GROUND, 1<sup>ST</sup> & 2<sup>ND</sup> 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.

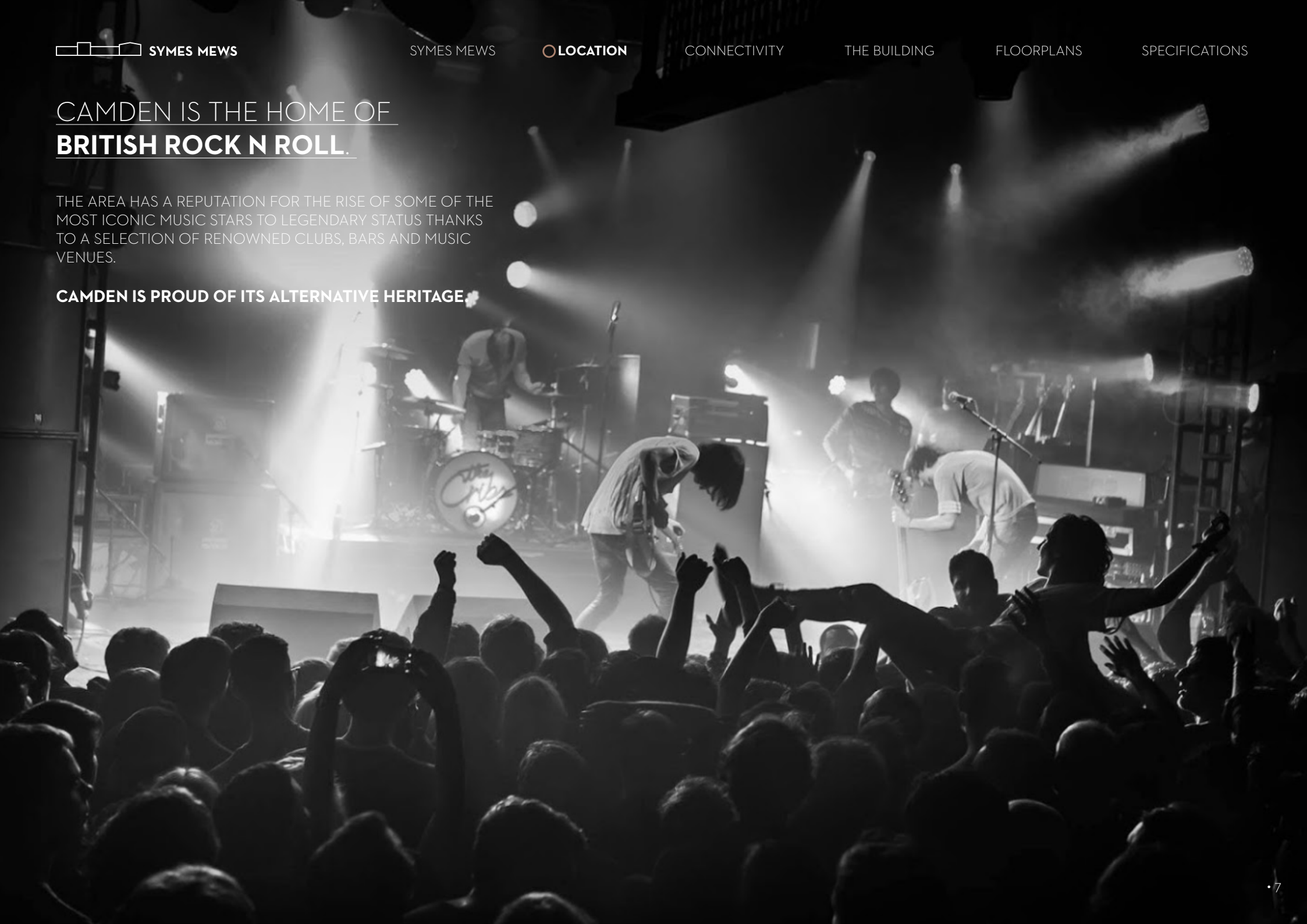


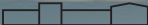
MAIN ENTRANCE VIEW

## 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.



 SYMES MEWS

SYMES MEWS

 LOCATION

CONNECTIVITY

THE BUILDING

FLOORPLANS

SPECIFICATIONS

THE CITY

ST PAUL'S

THE SHARD

LONDON EYE

THE WEST END

EUSTON

KOKO

MORNINGTON CRESCENT

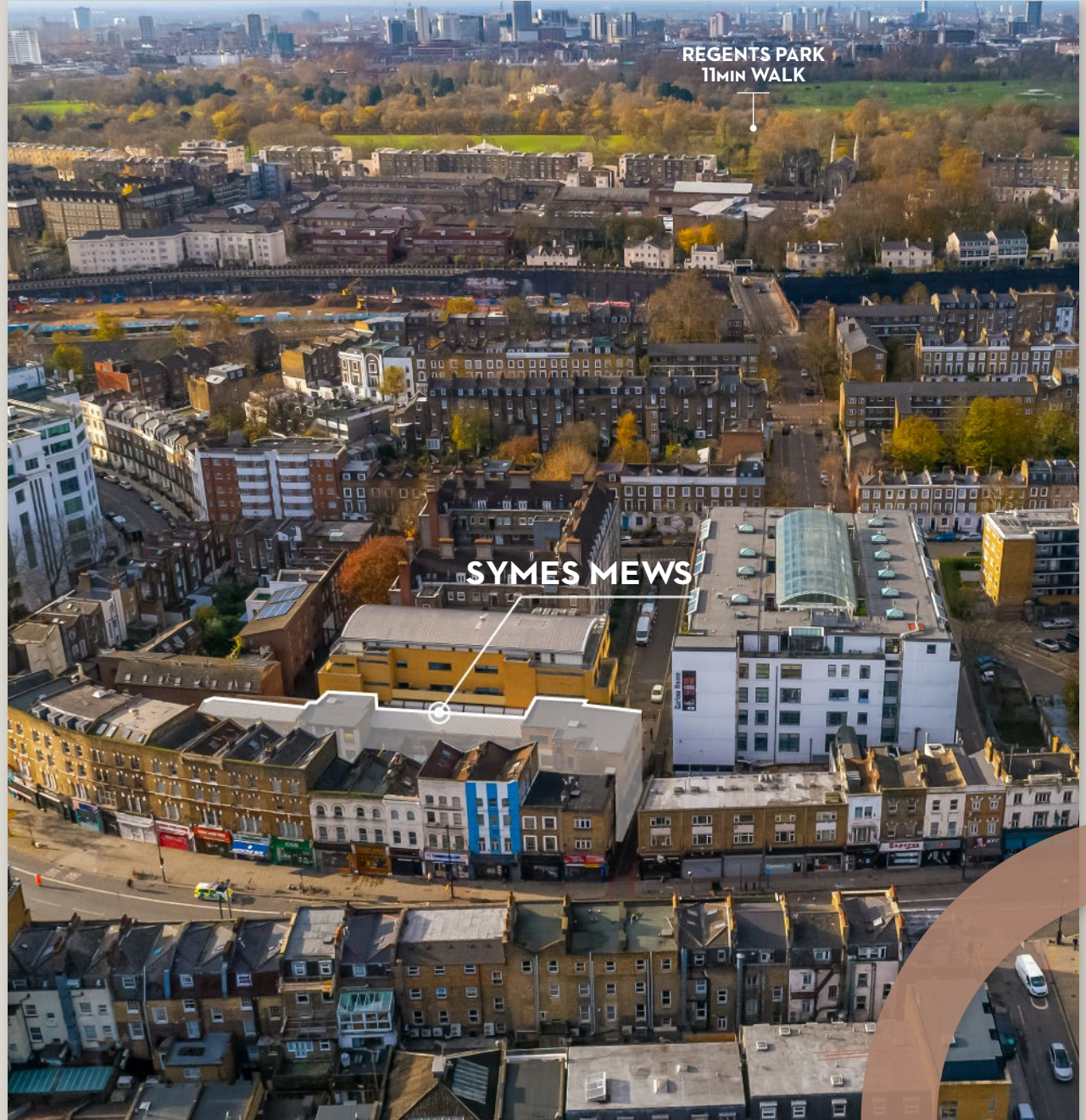
ASOS HQ

SYMES MEWS

CAMDEN HIGH STREET

REGENTS PARK  
11 MIN WALK

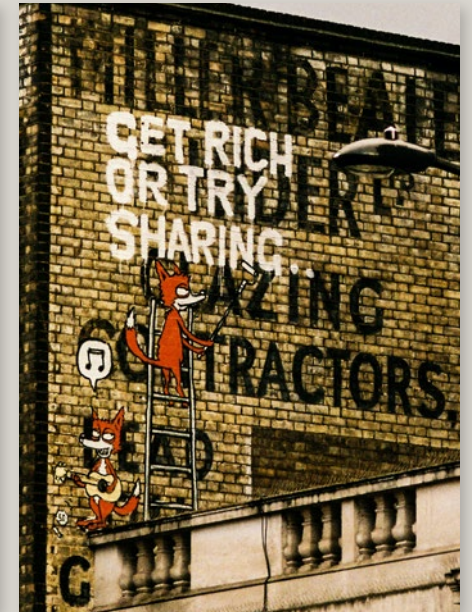




CAMDEN IS  
**BOLD, DIVERSE**  
AND FULL WITH  
**UNAPOLOGETIC EXPRESSION.**



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 Inamo
- 4 York and Albany (Gordon Ramsay)
- 5 Barony's
- 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

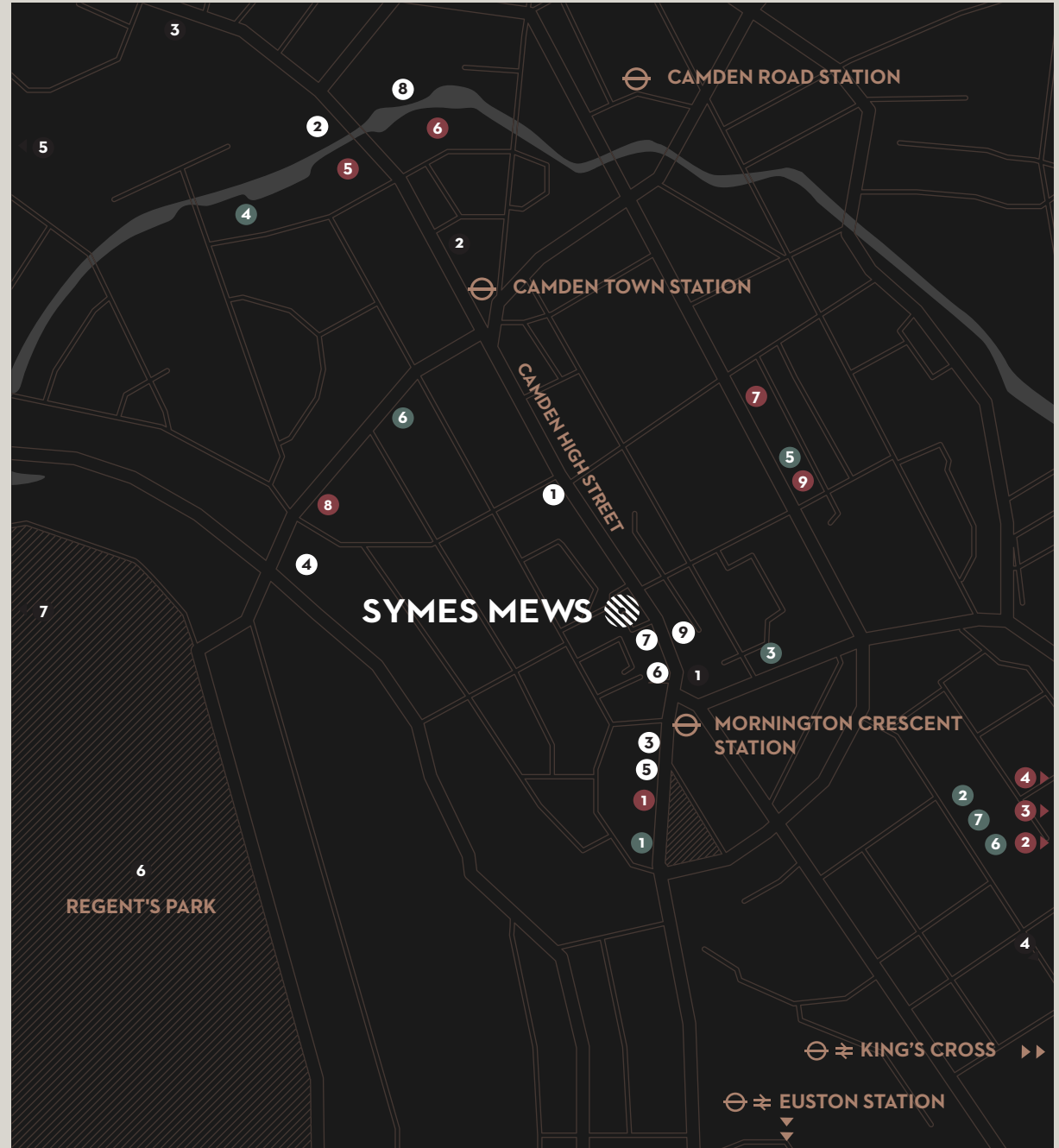
- 1 Koko
- 2 The Electric Ballroom
- 3 The Roundhouse
- 4 The British Library

### Green spaces

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

### Neighbours

- 1 ASOS
- 2 Google
- 3 Havas
- 4 The Guardian
- 5 Dr Martens
- 6 Viacom
- 7 BetWay
- 8 Sheppard Robson
- 9 Piercy & Co



## 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**,  
IN A POST-PANDEMIC WORLD.



FIRST FLOOR VIEW



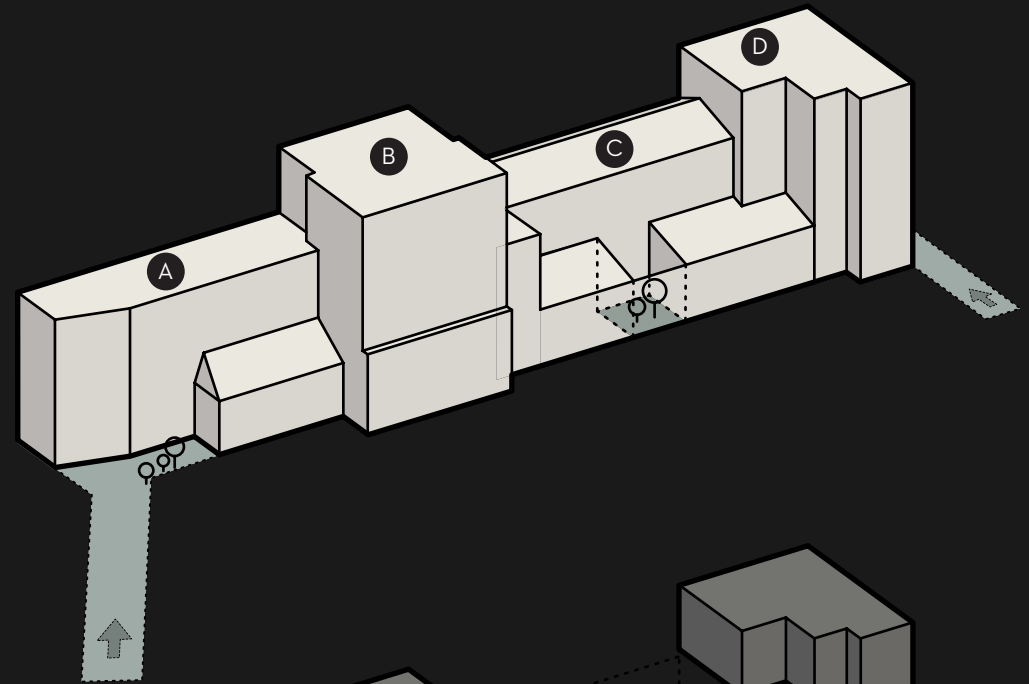
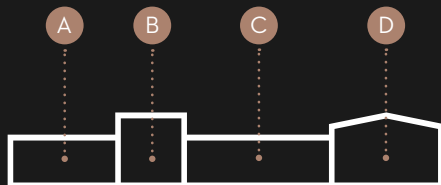
## THE BUILDING

**10,420 SQ FT**

OF SELF-CONTAINED WORKSPACE

SYMES MEWS' **NATURAL CONFIGURATION** AND **DUAL ENTRANCES** MAKE THE BUILDING EXCEPTIONALLY SUITABLE FOR PHYSICALLY DISTANCED LAYOUT REQUIREMENTS AND SUB-DIVISION OF PROJECT TEAMS.

THREE **ULTRA-FLEXIBLE**, HIGH QUALITY FLOORS WHICH CAN BE PERFECTLY TAILORED TO SUIT YOUR BUSINESS.



### SECOND FLOOR

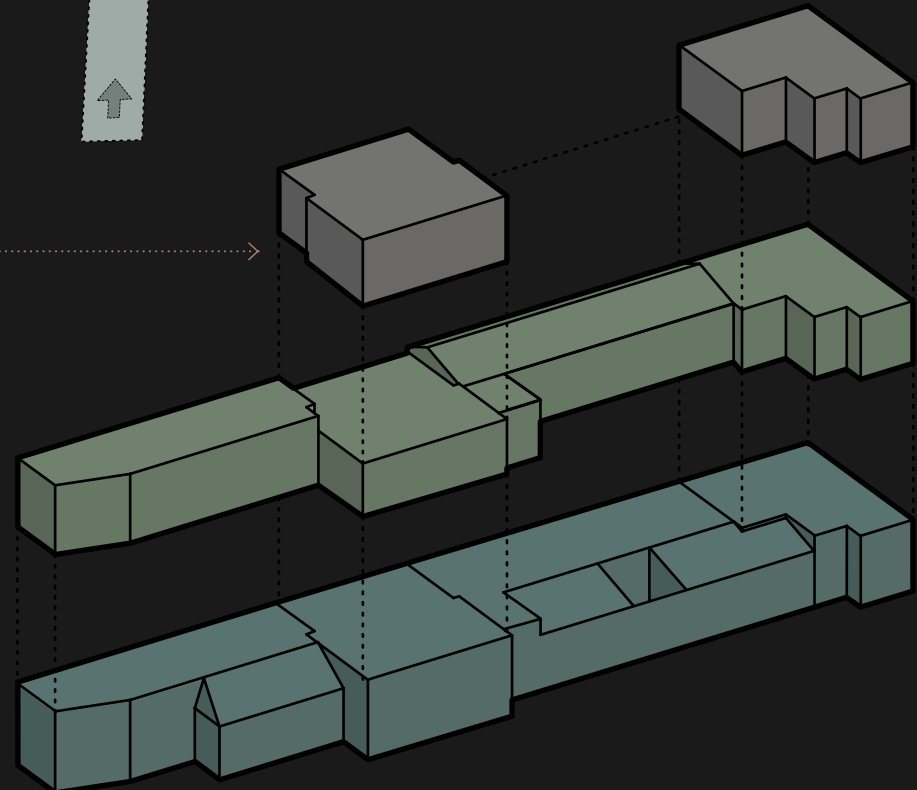
1,808 SQ FT

### FIRST FLOOR

3,983 SQ FT

### GROUND FLOOR

4,629 SQ FT



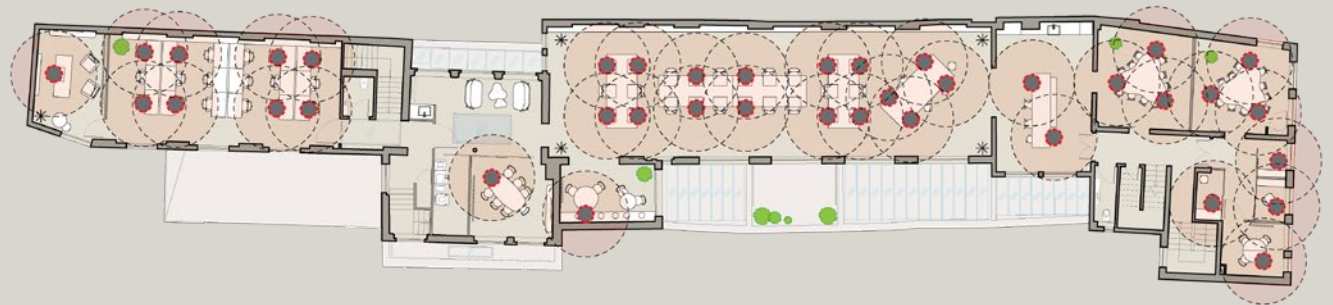
## SOCIALLY DISTANCED LAYOUT

- › TOTAL SEAT: **170**
- › AVAILBLE DISTANCING SEATS: **85 @ 50% USE**

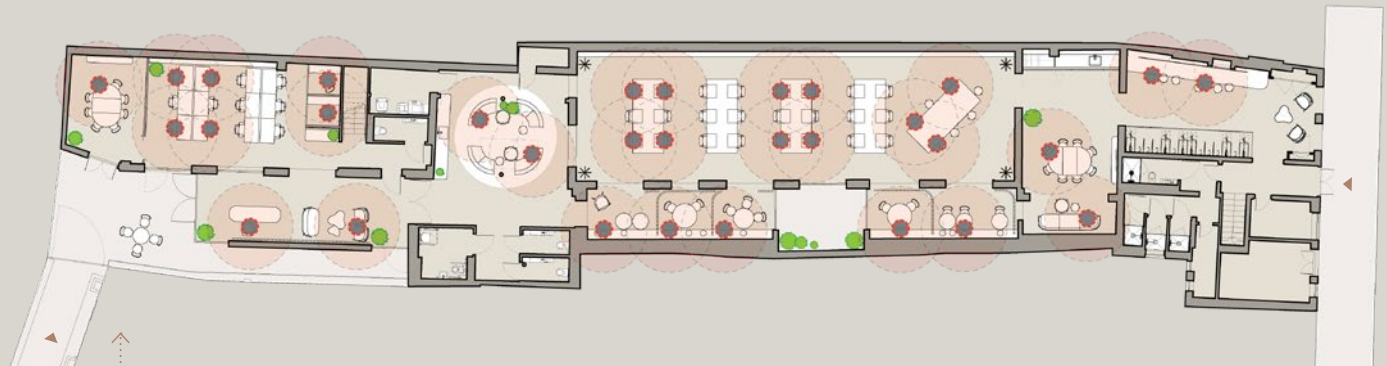
### SECOND FLOOR



### FIRST FLOOR



### GROUND FLOOR

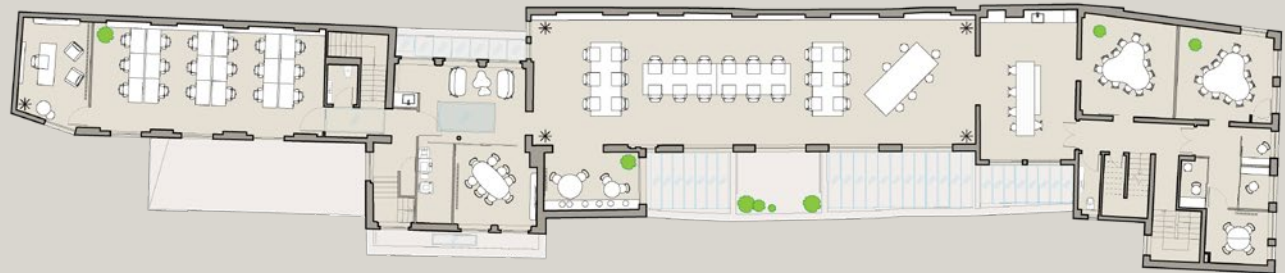


## TRADITIONAL LAYOUT

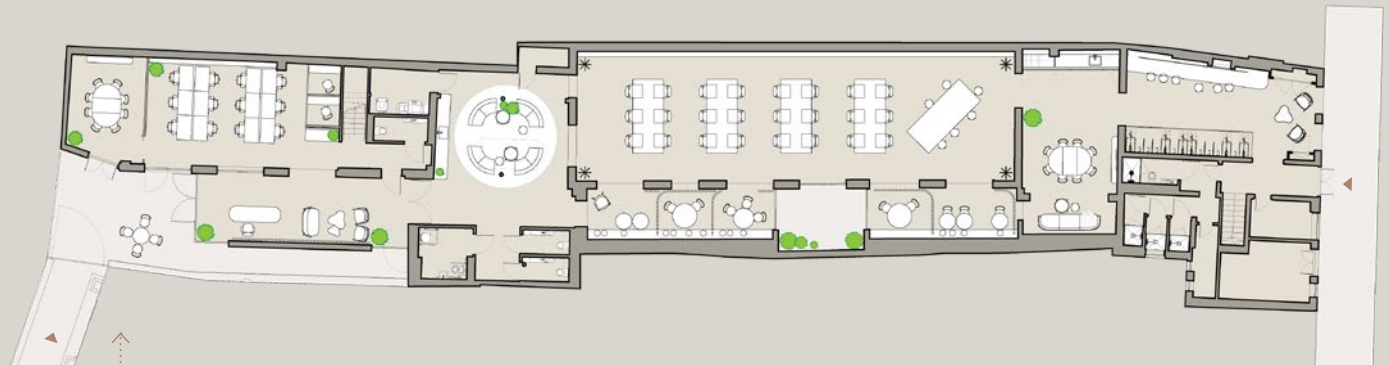
- › TOTAL SEAT: **170**
- › DENSITY: **1:6**
- › MAIN DESK SEATS: **90**
- › AVAILABLE ALTERNATIVE SEATS: **80 @ 50% USE (160)**



SECOND FLOOR



FIRST FLOOR



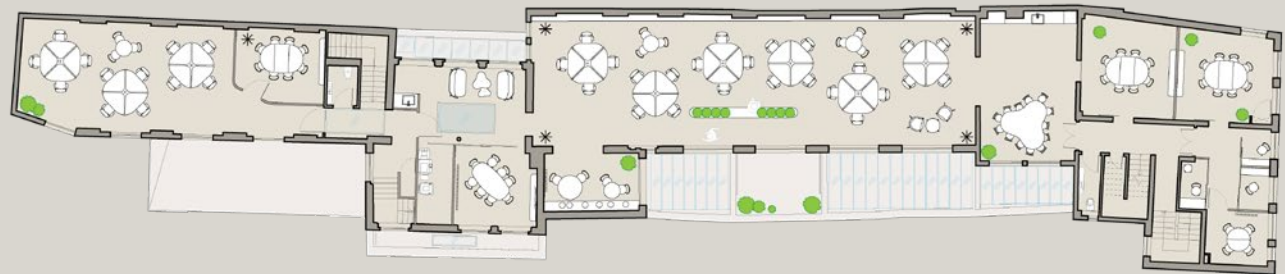
GROUND FLOOR

## PLAYFUL LAYOUT

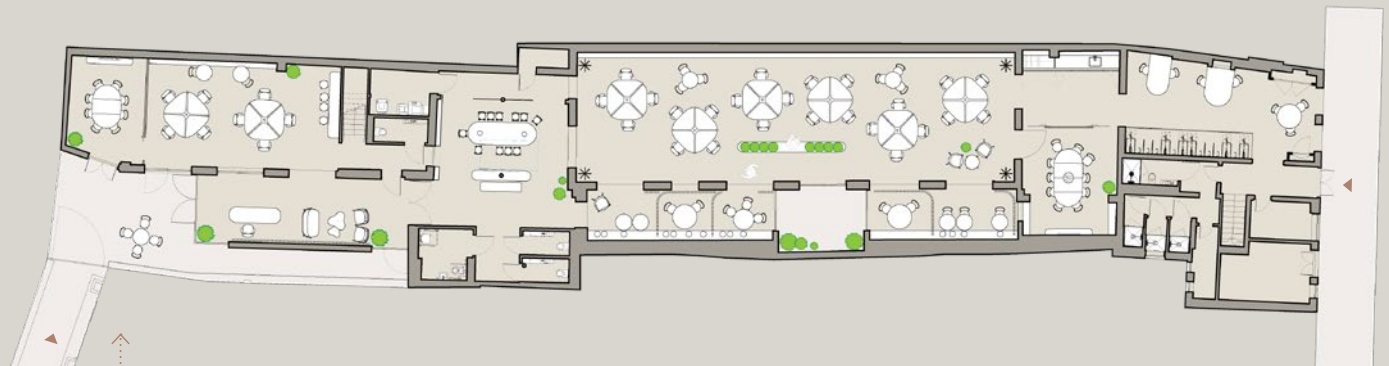
- › TOTAL SEAT: **160**
- › DENSITY: **1:6**
- › MAIN DESK SEATS: **68**
- › AVAILABLE ALTERNATIVE SEATS: **94 @ 50% USE (188)**



SECOND FLOOR



FIRST FLOOR

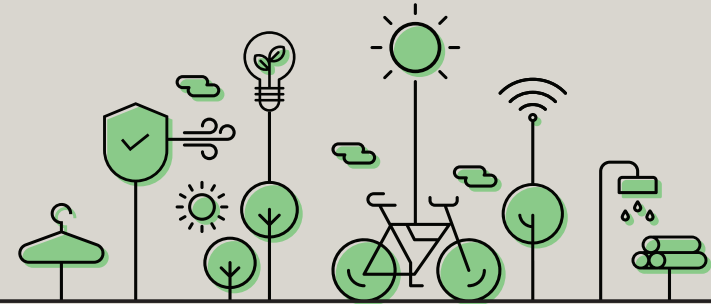


GROUND FLOOR

## A **SUSTAINABLE** BUILDING WITH CHARACTER

ALL THE CHARM AND CHARACTER OF A CONVERTED WAREHOUSE COMBINED WITH THE SUSTAINABLE PERFORMANCE OF A **BREEAM VERY GOOD** ACCREDITED BUILDING.

## BUILDING SPECIFICATION



### EXEMPLARY AIR QUALITY

Energy efficient heat recovery ventilation system and naturally ventilated.



### 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.



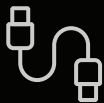
### SECURE DUAL ACCESS

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.



### DENSITY 1:8 SQ M

Occupational density of 1:8 sq m.



### HIGH CEILINGS

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



### NATURAL DAYLIGHT

Fantastic natural daylight throughout.



THIS IS  
SYMES  
MEWS.



FOR MORE INFORMATION:

[WWW.SYMESMEWS.COM](http://WWW.SYMESMEWS.COM)

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