



Unit 3B, 28 Jamestown Road, London, NW1 7BY

The unit is arranged over ground floor and mezzanine and would suit a variety of uses including F&B, fitness, and wellness.

Key Points

- Size: 3,857 sq ft over ground (2,924 sq ft) and mezzanine (933 sq ft).
- Location: Just off Camden High Street, near Camden Town station and Camden Market.
- Features: Over 4.5m ceiling heights and strong natural light.
- Use: Class E – suitable for F&B, fitness, wellness, and retail.
- Nearby Brands: Surrounded by Shake Shack, Black Sheep Coffee, Wetherspoons, Sushi Salsa, and more.
- Lease: New lease at £125,000 pa, outside the 1954 Act, with 5-yearly upward-only rent reviews.

Unit 3B, 28 Jamestown Road, London, NW1 7BY

Summary

Available Size	3,857 sq ft
Rent	£125,000 per annum
Rates Payable	£17.69 per sq ft
Service Charge	£14,410 per annum
Total	£17.69 per sq ft
Rateable Value	£121,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Unit 3b, 28 Jamestown Road is part of a modern mixed-use development comprising ground floor retail with offices above. The building is anchored by the UK headquarters of Dr. Martens, who occupy the majority of the upper floors, adding strong brand presence and footfall to the location. The property is well-positioned within Camden's vibrant commercial scene, with notable nearby occupiers including Shake Shack, Black Sheep Coffee, Wetherspoons, and Sushi Salsa, further enhancing the area's appeal to both consumers and businesses.

Previously home to HOB Hair Salon, the unit is arranged over ground and mezzanine levels, offering a total internal area of approximately 3,857 sq ft. The space benefits from Class E use, making it suitable for a wide range of occupiers including F&B, fitness, wellness, and retail. The main trading area boasts impressive floor-to-ceiling heights of over 4.5 metres, creating a spacious and airy environment ideal for impactful interior design. The unit also benefits from excellent natural light throughout, enhancing the overall sense of space and comfort.

Location

Unit 3b is prominently situated just off Camden High Street, in one of London's most vibrant and high-footfall areas. The unit benefits from exceptional visibility and constant pedestrian traffic, positioned only a short walk from Camden Town Underground Station.

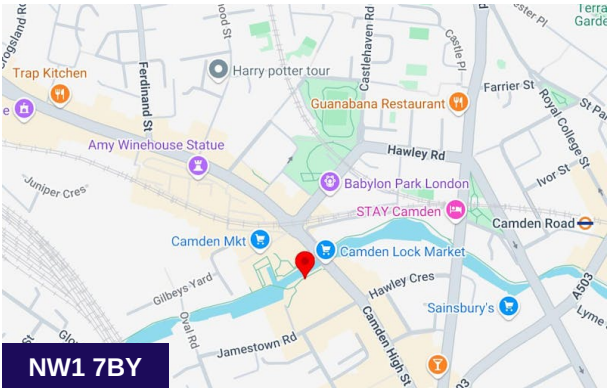
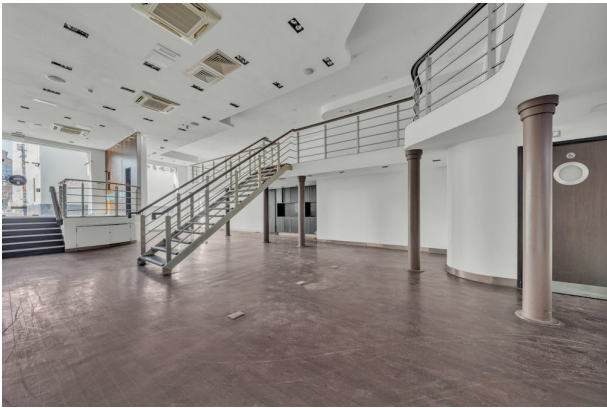
Set in the heart of Camden—a dynamic neighbourhood celebrated for its creative energy, eclectic mix of cultures, and buzzing street life—the unit is ideally placed to attract both locals and tourists. Its proximity to key attractions ensures a steady flow of potential customers throughout the day and into the evening.

The surrounding area is home to a diverse mix of national chains and independent operators. Notable nearby occupiers include Shake Shack, Black Sheep Coffee, Wetherspoons, and Sushi Salsa, while directly opposite the unit is Camden Market. Other nearby attractions and brands include Boxpark, Mildred's, Wagamama, Turtle Bay, and Nando's, which is soon to open on Jamestown Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,924	271.65	Available
Mezzanine	933	86.68	Available
Total	3,857	358.33	



Terms

The premises are available by way of a new lease for a term to be agreed, subject to upward-only rent reviews every fifth year. The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (Part II). The asking rent is £125,000 per annum.

Get in touch



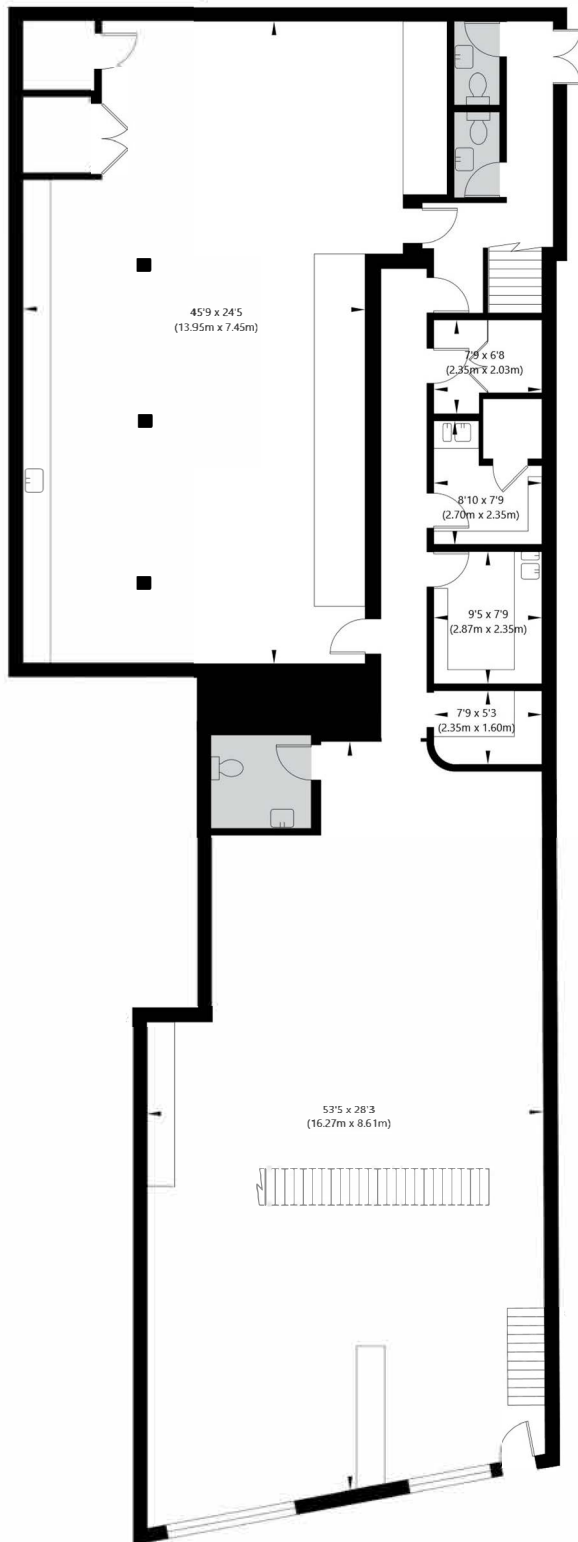
Craig Van Straten
020 7629 9050 | 07763 928238
craigvanstraten@johndwood.com



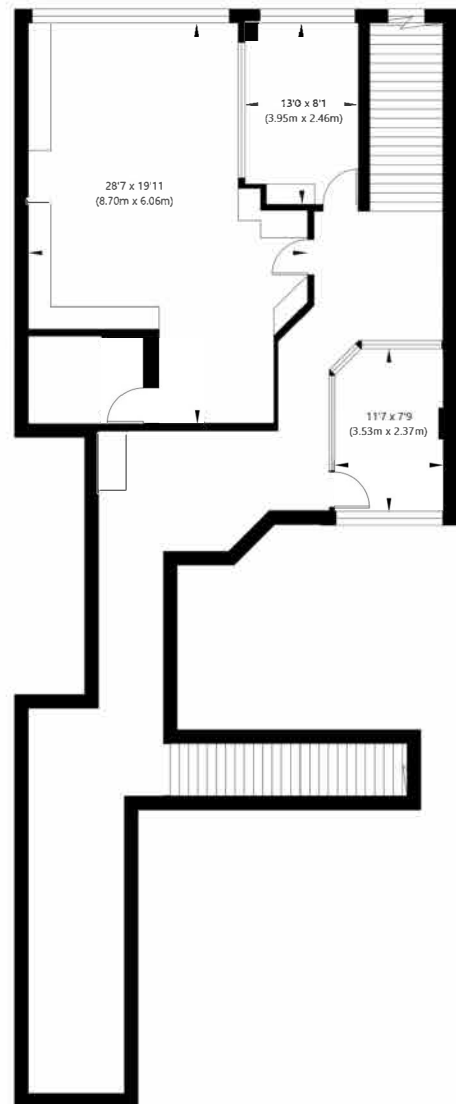
George Cracknell
07384 897647
georgecracknell@johndwood.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/06/2025

Jamestown Road, London NW1 7BY



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 296.5 SQ M / 3192 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 125.35 SQ M / 1349 SQ FT