

Orchard Street launches new 'Fitted, Furnished and Ready to Go' office space at Dunn's Hat Factory, Camden

- Agrees 12,500 sq ft of open market lettings on newly refurbished space -

11th November 2019. Orchard Street Investment Management ('Orchard Street'), the specialist commercial property investment manager, has completed two new lettings at Dunn's Hat Factory, Camden, alongside unveiling its new offering of 'Fitted, Furnished and Ready to Go' accommodation which serves the shorter-term commercial lettings market, a third of which is already under offer.

JustPark, the technology platform matching drivers with parking, and Justis Publishing, the globally renowned legal database, have relocated to Dunn's Hat Factory taking a total of 10,200 sq ft of office space across the first and part fourth floors respectively. This reduces the building's availability to only 1,610 sq ft of refurbished CAT A accommodation.

The new 'Fitted, Furnished & Ready to Go' accommodation is available on an all-inclusive, 24-month term contract basis, with the fully fitted-out 'plug and play' accommodation having been designed with occupier wellbeing and an enhanced working environment at its forefront.

The demand-led proposition clearly resonates with occupiers, with 2,231 sq ft of fitted space on the ground floor already under offer. The remaining fitted space on the fourth floor (4,230 sq ft) consists of 44 work stations, along with a mix of internal meeting rooms, break-out areas, a board room and kitchen facilities. There is also a full range of communal amenities, including the building's co-working and event space, situated within Dunn's central atrium. The 'Fitted, Furnished & Ready to Go' space is available to occupy now.

Dunn's Hat Factory is located in Camden Town, less than a mile from King's Cross St. Pancras, and offers easy access to five tube and overground stations. Famed for its iconic market, Camden is one the UK's top five tourist destinations, attracting 40 million visitors per year, while on the commercial side, it has also gained popularity with a diverse occupier base, mainly from the creative industries.

George Eddy, Asset Manager at Orchard Street, commented: "Dunn's Hat Factory provides a fantastic office environment that's centred around three core themes; design, space and light. Our new 'Fitted, Furnished & Ready to Go' accommodation is a great addition to this building and enhances its core themes. Having identified a gap in the local Camden market for this new product, as demonstrated by

the early interest already generated, we look forward to further engagement with occupiers looking to benefit from this latest offering at Dunn's Hat Factory."

Orchard Street was advised by Edward Charles & Partners and Bluebook on the lettings to JustPark Parking Limited and Justis Publishing Limited.

Additional information visit: <https://hatfactorycamden.com/>

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For more information:

Orchard Street:

John Humberstone
Orchard Street Investment Management
020 7494 8860
jhumberstone@orchard-street.co.uk

Dido Laurimore/Ellie Sweeney/Talia Jessener
FTI Consulting
020 3727 1000
osim@fticonsulting.com

Notes to Editors:

Orchard Street Investment Management

Established in 2004, Orchard Street Investment Management LLP is a leading specialist commercial property investment manager, focused on the UK market. It acts on behalf of institutional clients world-wide to advise on investing in and the active management of property assets, including industrial, retail warehouses, offices and shopping centres. Orchard Street currently has assets under management exceeding £4bn.