



Interchange
Utopia

Primrose Hill Offices

7 Chalcot Road, London, NW1 8LH

NEWLY REFURBISHED "EASY IN", PLUG & PLAY OFFICES 1,200 - 2,700 SQ FT



Current Availability

Unit 12 - 1,196 sq ft

Unit 7 - 1,238 sq ft - **LET**

Unit 27 - 1,658 sq ft - **LET**

Unit 20 - 1,700 sq ft

Unit 14 - 1,868 sq ft

Unit 2 - 1,989 sq ft - **LET**

Unit 11 - 2,249 sq ft

Unit 22 - 2,343 sq ft - **UNDER OFFER**

Unit 28 - 2,687 sq ft

Unit 4 - 3,500 sq ft

Unit 19 - 5,200 sq ft

Amenities

- Newly refurbished character offices
- Instant access to high bandwidth fibre
- Bright open plan office space
- Quiet mews environment
- 24 hour security
- Fully network cabled
- New wooden floors
- Gas central heating
- Air conditioned
- Self contained kitchens, toilets & *showers

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Bruce
Commercial Estate Agents
0207 267 6772

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Location:

Interchange Utopia is an entire mews complex with character multi storey buildings offering units from 1,200 to 2,700 sq ft. Located in the heart of Primrose Hill close to the "village" shops and restaurants. The estate is a short walk to Chalk Farm Station or Camden Station/Camden Lock via the tow path along the Regents Canal.

Accommodation:

A selection of character units have been refurbished offering flexible working areas with newly refurbished kitchens and toilets. Some units also have showers.

A 1GB per second fibre spur is installed to the scheme and connections are available on demand.

Interchange Utopia is the destination for fast expanding companies, offering immediate access to newly refurbished and inspiring office spaces on short term "easy in" leases. High bandwidth fibre has been installed into the scheme and each unit is cabled.

There will be a cafe with outdoor seating and tenants will become part of the Interchange hub.

Lease:

New leases are being offered for a term by arrangement between 1 and 5 years.

Rent: Upon Application.

Rates: Circa £12.00 per sq ft Rates for individual units TBC.

Service Charge: Circa £7.50 per sq ft

EPC: Individual EPC's are available

Deposit: Rent deposits will be required

Legal Costs: Each party is to be responsible for their own legal costs.

Occupation: Immediate

Viewing: By appointment strictly through Bruce.

Contact: Neil Sint or Sam Dulberg 0207 267 6772

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www.brucecommercial.co.uk

Subject to contract

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