

# PRIMROSE HILL OFFICES

10/11 ST GEORGES MEWS, REGENTS PARK ROAD, NW1 8XE

ENTIRE SECOND FLOOR

885 SQ FT (82 SQ M) NEWLY DECORATED OFFICES



## Location:

St Georges Mews is an attractive cobbled mews located on the North side of Regents Park Road close to the junction with Primrose Hill Road. Primrose Hill offers a mix of cafes, restaurants and offices in a relaxed Village environment just a short walk to Chalk Farm road station.

## Accommodation:

The second floor offers rectangular shaped open plan accommodation with windows on either side arranged as two glass fronted private offices, open area, kitchen and toilet in an area of 885 sq ft. The offices will be decorated once they are vacated.

**Lease:** 2 year or by arrangement subject to a mutual option to determine from December 2017.

**Rent:** £23,285 rising to £29,925 from 25/12/2017 There is NO VAT payable on the rent.

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

**EPC:** Available on request

**Rates:** The 2017/8 rateable value is £26,000 subject to phasing to be confirmed.

## Amenities

- Attractive and quiet mews location
- Offices to be decorated when vacated
- Kitchen
- Bright, mainly open plan offices
- Carpeted

**Occupation:** End April 2017

By appointment strictly through Agents Bruce.

0207 267 6772

[info@brucecommercial.co.uk](mailto:info@brucecommercial.co.uk)

[www.brucecommercial.co.uk](http://www.brucecommercial.co.uk)

Subject to contract

March 17

**Bruce.**  
Commercial Estate Agents  
0207 267 6772