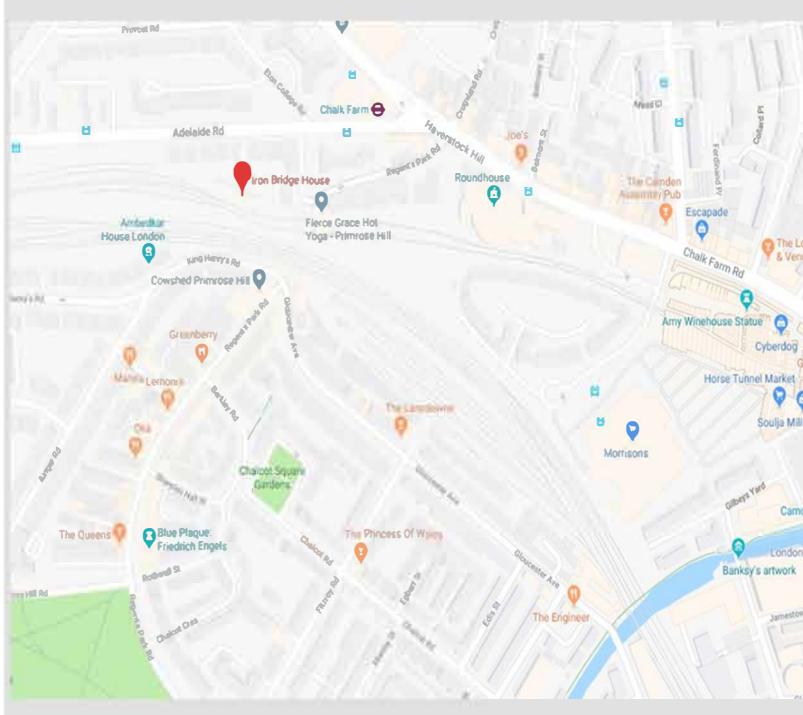


PRIMROSE HILL/CHALK FARM

Iron Bridge House, Camden, NW1 8BD

STUNNING DIRECTORS SUITE, 933 SQ.FT. (87 SQM) WITH PARKING - TO LET/FOR SALE



Amenities

- Car parking
- Central heating
- CAT5 cabling
- Toilets
- Kitchen
- Shower
- 3 Terraces

We know Camden because we're in Camden

Bruce.
Commercial Estate Agents
0207 267 6772

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable for any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection, search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT.

PRIMROSE HILL/CHALK FARM

Iron Bridge House, Camden, NW1 8BD

STUNNING DIRECTORS SUITE, 933 SQ.FT. (87 SQM) WITH PARKING - TO LET



Location:

The property is located between Primrose Hill & Chalk Farm by the Iron Bridge just a two minute walk to Chalk Farm station. The cafes, restaurants and facilities of Primrose Hill and Camden are immediately at hand. Iron Bridge House is located in Bridge Approach a leafy cobbled mews on the north side of Regents Park Road.

Accommodation:

A superb duplex office arranged as a directors suite with a meeting room/office on the top floor with 2 small terraces and an open plan area on the lower floor also with a terrace which has been partitioned to provide two offices with a large reception, kitchen, toilets and shower. There are windows on 3 sides. Area 933 sq ft

Lease: A new FRI Lease by arrangement.

Rent: £35,000 per annum.

Sale: Terms Upon Application.

Rates: We are advised that the rateable value for the office is £33,250, and rates payable circa £15.30 per sq.ft. Interested parties are advised to verify this figure themselves via the Valuation Office website voa.gov.uk.

Service Charge: TBC.

EPC: An EPC has been applied for.

Use: B1 offices.

Parking: Parking is available by negotiation.

Legal Costs:

Each party will be responsible for their own Legal Costs, however in the event of the tenant withdrawing, they will be responsible for the landlord's legal fees.

Occupation: Immediate

Viewing:

By appointment through Sole Agents Bruce.

Neil Sint 0207 267 6772/07850 444 697

More images of the property are available on-line at:

www.brucecommercial.co.uk

Subject to contract

A long lease could be available.

Summer 2019

We know Camden because we're in Camden

Bruce.
Commercial Estate Agents
0207 267 6772