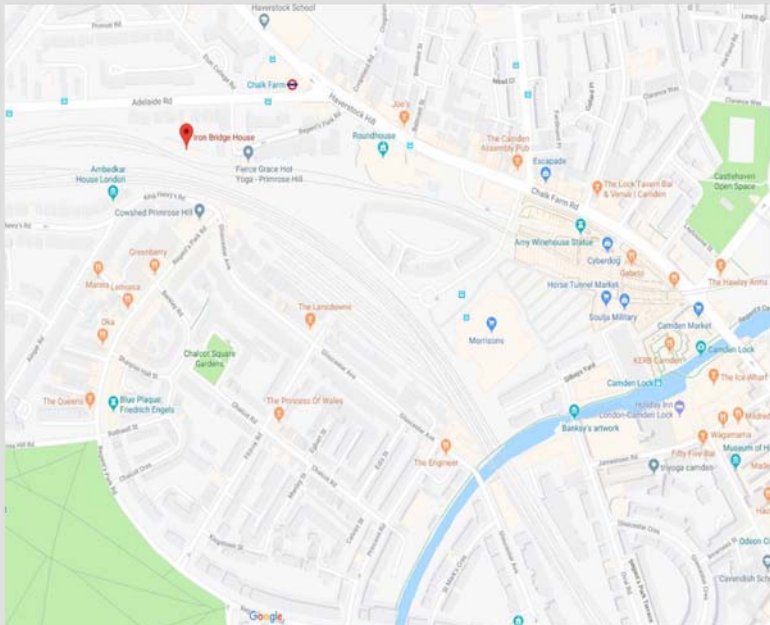


# PRIMROSE HILL/CAMDEN OFFICE

Unit 7 Iron Bridge House, London NW1 8BD

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



## Amenities

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

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

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#### 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 cobbled mews on the north side of Regents Park Road.

#### Accommodation:

An 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:** £42,000 per annum.

**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](http://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:** September 2018

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

Subject to contract

An adjoining unit of of 800 sq ft offering open plan accommodation is also available from November 2018

Summer2018

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