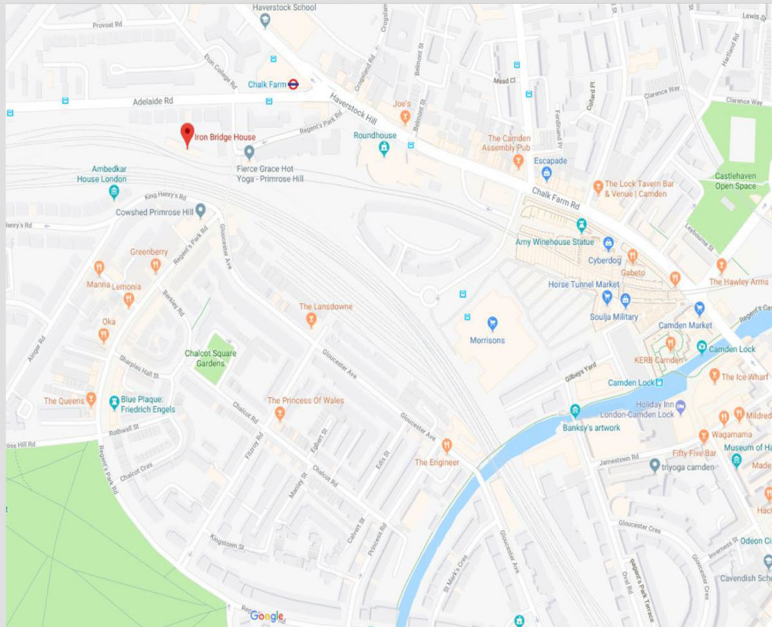


PRIMROSE HILL/CAMDEN OFFICE

Unit 8 Iron Bridge House, Regents Park Road NW1 8BD

MODERN OPEN PLAN DUPLEX OFFICE 800 SQ.FT. (74 SQM) - TO LET



Amenities

- Air conditioning
- Central heating
- High speed fibre
- Toilet
- Kitchen
- Shower
- Terrace

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Bruce.
Commercial Estate Agents
0207 267 6772

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MODERN OPEN PLAN DUPLEX OFFICE 800 SQ.FT. (74 SQM) - 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 cobbled mews on the north side of Regents Park Road.

Accommodation:

A duplex office arranged as two nice open plan areas benefitting from windows front & back, a small terrace, kitchen, toilet & shower. The offices extend to 800 sq ft and currently house 10 people with extensive filing and a meeting area.

Lease: A New FRI Lease by arrangement.

Rent: £36,000 per annum.

Rates: We are advised that the rateable value for the office is £26,000, and rates payable circa £15.50 per sq.ft. Interested parties are advised to verify this figure themselves via the Valuation Office website voa.gov.uk.

Service Charge: £3.00 per sq ft.

EPC: An EPC has been applied for.

Use: B1 offices.

Parking: Parking might be 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: December/January 2019

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

An adjoining unit of of 930 sq ft is available which can be combined to provide a suite of about 1,900 sq ft

Autumn 2018

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