



**PRIMROSE HILL INVESTMENT/DEVELOPMENT/OCCUPIER
OPPORTUNITY FOR SALE 12,000 SQ FT WITH EXISTING INCOME.
OFFERS IN EXCESS OF £6,500,000**

Primrose Hill Business Centre

110 Gloucester Avenue, Primrose Hill,
NW1 8HX

Office

FOR SALE

11,991 sq ft
(1,114 sq m)

- TWO ADJOINING BUILDINGS SET AROUND A COURTYARD
- RUNNING AS A BUSINESS CENTRE
- CURRENT GROSS INCOME £375,000
- OPPORTUNITY TO IMPROVE RENTS BY UPGRADING
- EXISTING PLANNING IMPLEMENTED FOR A REAR EXTENSION OF 3,660 SQ FT
- POTENTIAL COMMERCIAL LED DEVELOPMENT

Primrose Hill Business Centre, 110 Gloucester Avenue, Primrose Hill, NW1 8HX

Description

Originally built as a dairy and described as the first serviced office in the UK, the property comprises two interconnecting buildings set around a courtyard with ramped access from the street. To be sold as a whole, the property comprises a double fronted building on Gloucester Avenue, set over Lower Ground, Ground & 3 upper floors. Each floor is arranged as 4-6 rooms around a central core with toilets, showers & kitchen. The rear mews building originally built as a warehouse is built over 2.5 floors and extends beyond the adjoining building providing larger floor plates. Access to the buildings is from a central courtyard through large stable doors.

Planning permission was granted for a 3rd floor extension of 340 sq m (3,660 sq ft) on the rear building to which a material start has been made.

The building currently runs as a business centre with 35 rooms of different sizes together with reception, meeting room, managers office, stores & a workshop. The licences can be terminated on 3 month's notice but provide income while a purchaser prepares their own plans. There is scope to upgrade individual rooms & the common areas and improve the income.

Location

Primrose Hill is one of London's most affluent area and retains its appeal as a Village environment. The building is located on Gloucester Avenue close to its junction with Regents Park Road in the heart of Primrose Hill.

The building is a 4 minute walk over the Iron Bridge to Chalk Farm Underground and just two minutes to the shops, cafes & restaurants.

Accommodation

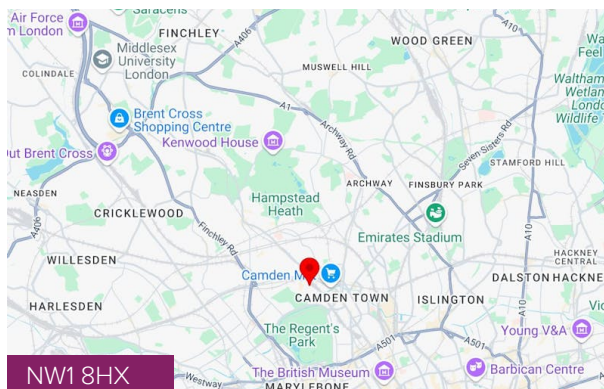
Investment, Development, Partial of Full Occupation, With Existing Income.

Name	sq ft	sq m
Ground - Rear	4,531	420.94
1st - Rear	3,125	290.32
2nd - Rear	609	56.58
Ground - Front	983	91.32
1st - Front	840	78.04
2nd - Front	840	78.04
3rd - Front	923	85.75
Ground - Ancillary	140	13.01
Total	11,991	1,114

Data Room

Copies of the planning permission and other documents are available on the following link

https://sintco.sharepoint.com/:f/g/EvofUyAZi4dEmR69Xh_9kvUBa6iVkuUqljx9PAeUXEhp9Rg?e=qRaFFT



Summary

Available Size	11,991 sq ft
Price	Offers in excess of £6,500,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Viewing & Further Information

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