



4 IRON BRIDGE HOUSE

3 Bridge Approach, Primrose Hill, NW1 8BD

Iron Bridge House is an attractive detached building set within a private gated development.

1,195 SQ FT

F O R E S T
R E A L E S T A T E

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Summary

Available Size	1,195 sq ft
Passing Rent	£59,500 per annum
Rates Payable	£19,072 per annum
Service Charge	£4,500 per annum
EPC Rating	D (77)

Key Features

- 4 parking spaces
- Air conditioning
- Secluded location
- Balcony & Terrace
- Glass partitioned office
- Good natural light
- Open plan
- Directly between Primrose Hill & Camden

Description

Iron Bridge House is a design led office in an attractive detached building set within a private gated development.

The office was designed and fitted out in the last couple of years that included new flooring, lighting, air conditioning, kitchen and WC's. The ground floor benefits from a partitioned meeting room and a terrace whilst the first floor is open plan with access to a private balcony and views overlooking iconic Roundhouse.

Numerous windows create an abundance of natural light throughout the property.
Externally there 4 parking spaces.

Location

Bridge Approach is located between Primrose Hill, Chalk Farm and Camden. Set within an attractive courtyard off Regents Park Road just two minutes walk to Chalk Farm Station (Northern Line) or the cafes, shops and restaurants in Primrose Hill and Camden.

Viewings

Strictly through sole agent.

Terms

The offices are available by way of a lease assignment. The offices are currently let on a Full Repairing and Insuring lease for a term expiring June 2026. Outside sections 24 to 28 of the Landlord and Tenant Act 1954.

There is a Landlord and Tenant option to determine the lease on 30th June 2024.
The passing rent is £59,500 per annum exclusive of service charge, business rates and utilities.

VAT

No Vat.



NW1 8BD



Viewing & Further Information

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