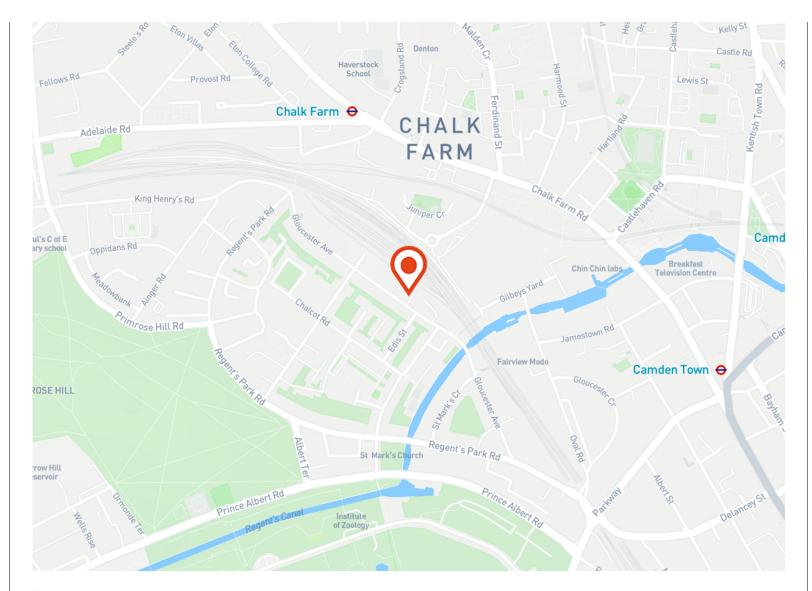


Camden

Primrose Hill Works 42 Gloucester Avenue NW1 8JD

Courtyard office building undergoing a comprehensive refurbishment - ready in May 2024

For Rent 4,035 to 13,397 ft<sup>2</sup>



#### Location

Primrose Hill Works is within easy reach of London's transport network with Chalk Farm and Camden Town stations a short walk away. The West End and the City are easily accessible, as well as connections from mainline stations to destinations beyond London.

Gloucester Avenue itself offers a eclectic mix of cafés, pubs, bars an restaurants – with amenities literally on the doorstep of Primrose Hill Works. Beneath the offices on ground floor level, you find Melrose and Morgan, the perfect spot to grab your morning coffee, breakfast and lunch – and provisions to take home. Meanwhile, Michael Nadra's restaurant offers Michelin Star dining – perfect for client entertaining and special occasions.

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#### **Amenities**

- Gated courtyard development
- **–** Brand new reception
- Landscaped coutyard
- **-** Excellent natural light
- **–** Fully refurbished floor plates
- 1x passenger lift
- New Air Conditioning
- **-** LED lighting
- Secure Bike Storage
- Shower facilities

#### **Description**

Primrose Hill Works is undergoing a transformation to provide contemporary designed office space

in a canal-side Primrose Hill location. The building features an external courtyard, leading to the refurbished reception area. The light-filled office floors have been finished to a Cat A standard offering occupiers the perfect blank canvas.

The reception sets the tone for the standard of finishes and design details throughout the building. A curated palette of materials, create a calm and welcoming environment, with space for a breakout area – perfect for meeting, collaborating or catching up.

The expansive roof terrace offers occupiers the chance to take in the views across Primrose Hill and the wider London Landscape. The perfect spot to take five and perhaps do a bit of celebrity spotting below.

The building is an environment that looks after its occupiers. With the artisan café Melrose & Morgan on-site, cycle-in access and a private roof terrace up on the third floor, Primrose Hill Works has everything required for occupier wellbeing and productivity.

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#### Content

View on Website



#### **Terms**

New Lease(s) available directly from the Landlord on terms to be agreed.

#### VAT

The building is elected for VAT.

### **Viewings**

Via joint sole agents only.

### **Legal Costs**

Each party to bear their own legal costs in any transaction at the building.

### **Local Authority**

The London Borough of Camden.

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### Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd	4,035	On application	On application	On application	£0	£0	£0	Coming Soon
2nd	5,021	On application	On application	On application	£0	£0	£0	Coming Soon
lst	4,341	On application	On application	On application	£0	£0	£0	Coming Soon
Ground - Upper Mezz	822	On application	On application	On application	£0	£0	£0	Under Offer
Ground - Lower Mezz	1,129	On application	On application	On application	£0	£0	£0	Under Offer
Total	15,348	£0	£0	£0	£0	£0	£0	

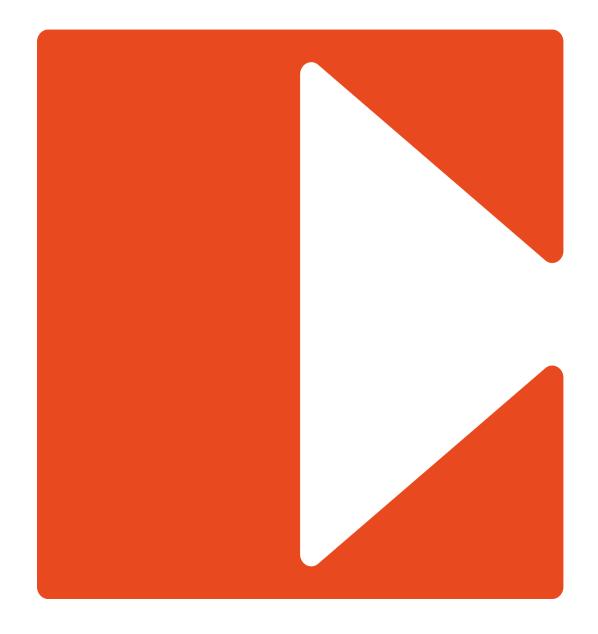
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
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07814 699 096

Shaun Simons ss@compton.london 07788 423131

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