





# A PLACE OF CALM AMONGST THE HUSTLE & BUSTLE



Primrose Hill Works has undergone a transformation to provide contemporary office space in a canal-side Primrose Hill location, whether you are seeking an HQ building or a single floor.

The building features an external courtyard leading to the refurbished reception area.

The light-filled office floors have been partially fitted with meeting rooms and kitchens, providing occupiers with the ideal environment for productivity.



# FIRST IMPRESSIONS COUNT



Comprehensively refurbished



1:8 occupation density



Statement reception



3rd floor private roof terrace with stunning views



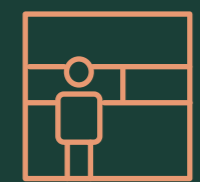
Abundance of natural light



Exposed services



Dedicated on floor shower & WCs



Dual-aspect full height windows



Secure entrance courtyard







# STEP INSIDE

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.



# TAKE IT ALL IN...

The expansive private roof terrace offers occupiers of the 3rd floor 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.

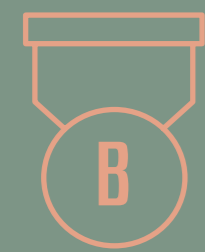




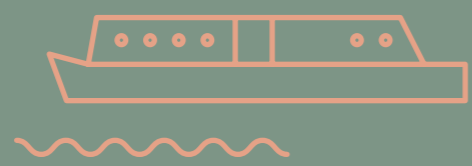
# TAKING CARE OF

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 on the third floor, Primrose Hill Works has everything required for occupier wellbeing and productivity.



EPC Rating 'B'



Close proximity to Camden Lock



Cycle-in access



Private roof terrace 3rd floor with excellent views



Landscaped external courtyard



Café amenity on-site



Low carbon air source heat pump for heating and cooling



Renewable electricity tariffs



LED lighting throughout



100% electric building with enhanced sub-metering



# PEOPLE & PLANET





Primrose Hill Works provide bright and flexible work spaces, designed to work the way you want to.

Spaces to encourage team creativity and promote productivity.

# SPACES TO COLLABORATE



## SCHEDULE OF AREAS

Floor		Sq Ft	Sq M
Third	Private Terrace	4,035 (645)	375 (60)
Second		5,021	466
First		4,341	403
Ground	Upper Mezzanine	822	76
	Lower Mezzanine	1,129	105
Reception		555	52
<b>Total</b>		<b>15,903</b>	<b>1,477</b>





# A NEXT LEVEL WORK SPACE

The ground floor offers a split level work environment.

The floor is flooded with light, thanks to the double height glazing and the mezzanine level provides the opportunity for additional workspace or meeting space.



GROUND FLOOR MEZZANINE CGI

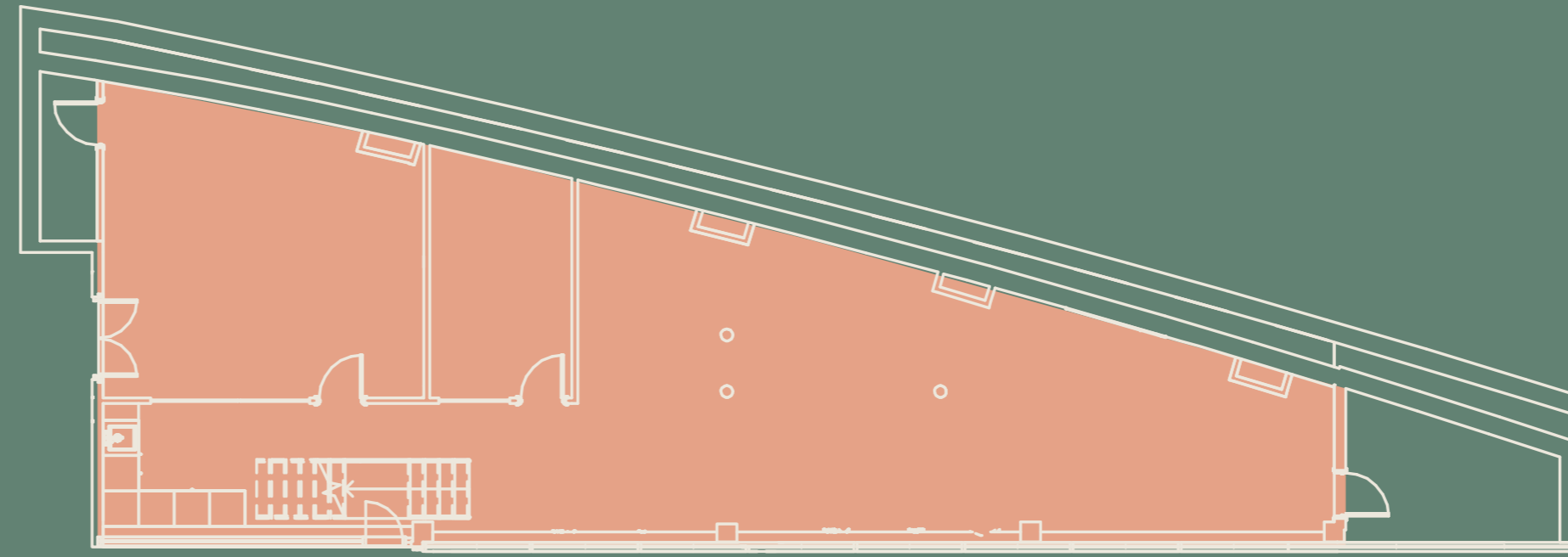




# GROUND FLOOR

UPPER MEZZANINE

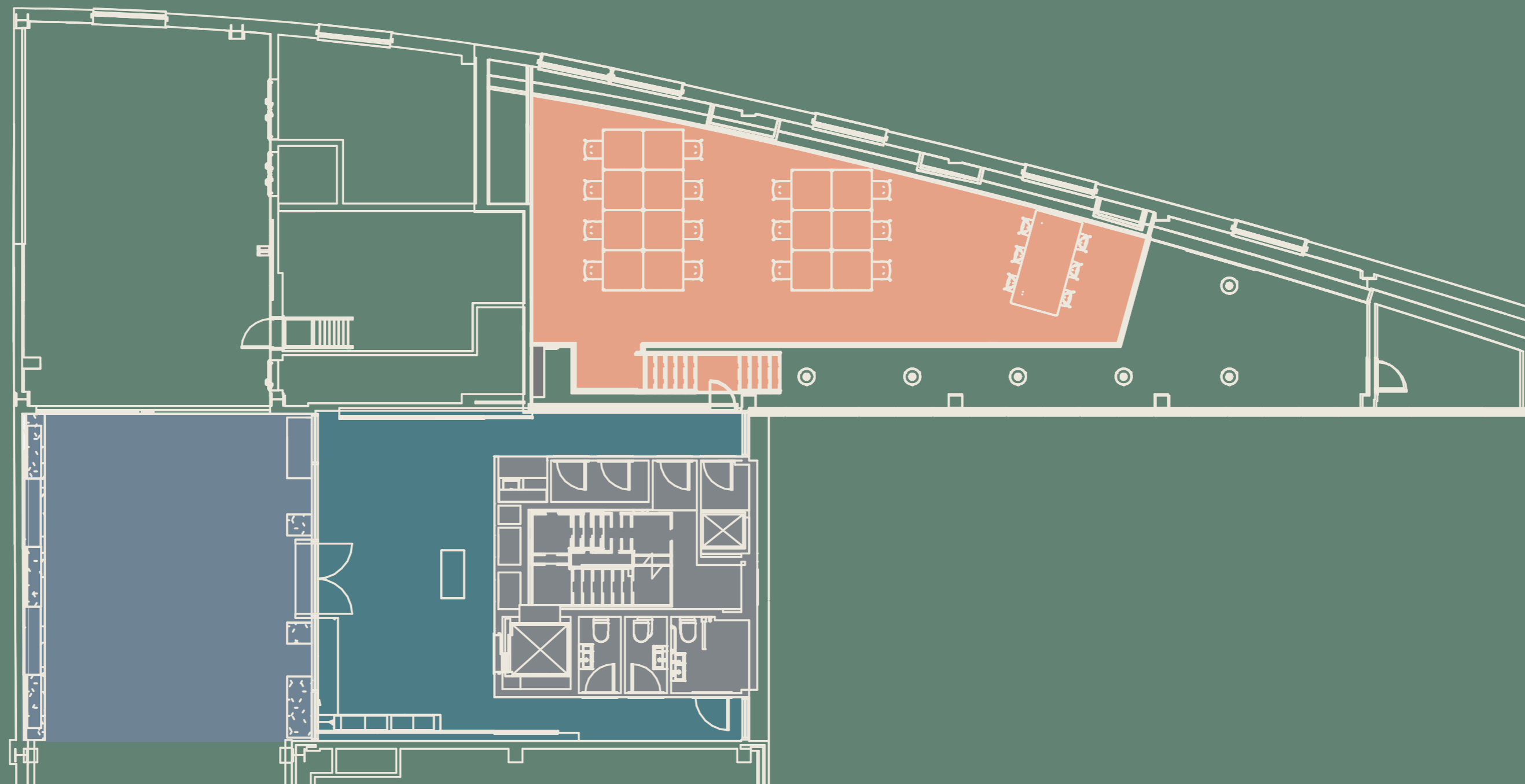
822 SQ FT / 76 SQ M



# GROUND FLOOR

LOWER MEZZANINE

1,129 SQ FT / 105 SQ M



- RECEPTION
- COURTYARD

For indicative purposes only. Not to scale.



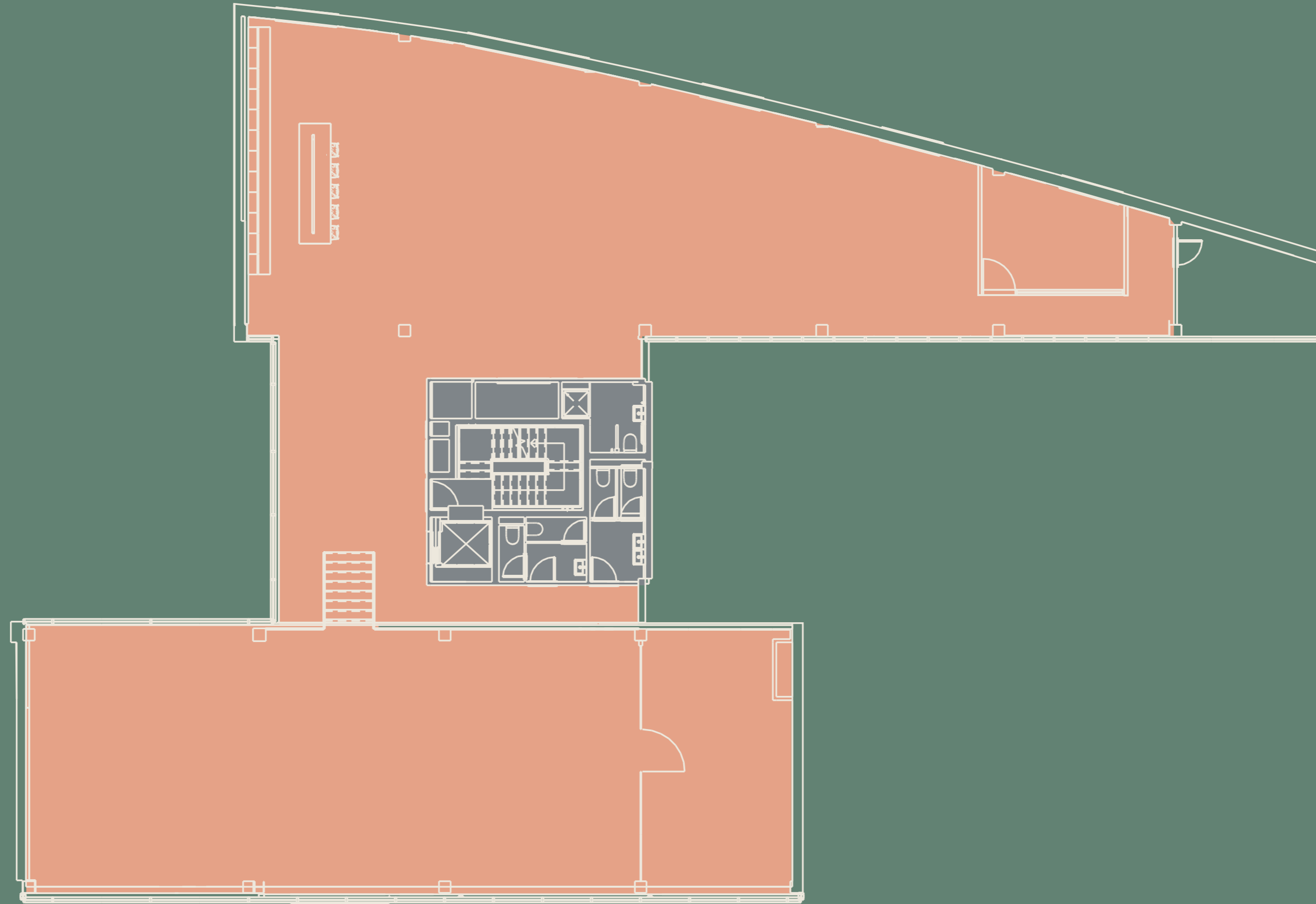






# FIRST FLOOR

4,341 SQ FT / 403 SQ M



GLOUCESTER AVENUE

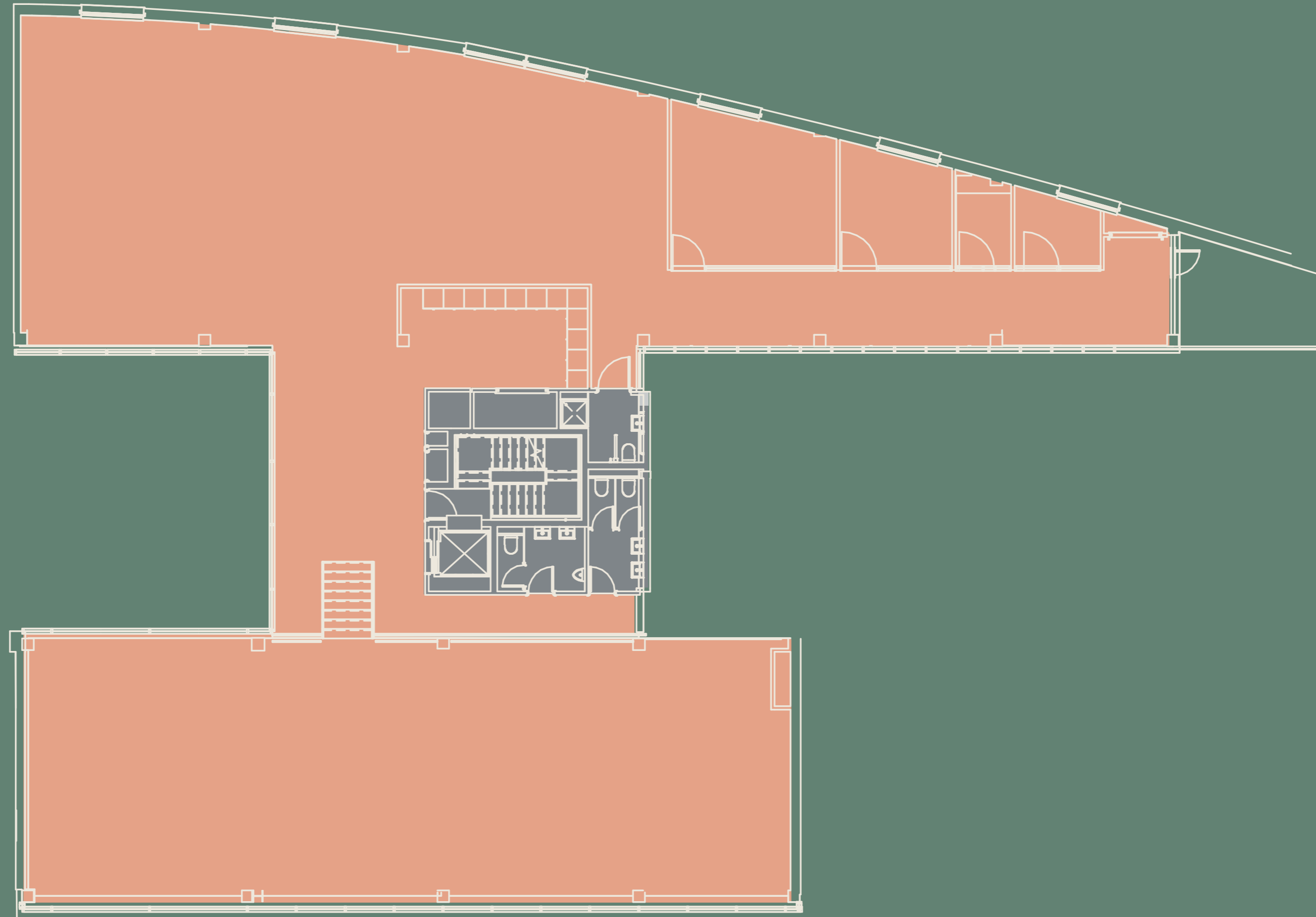
For indicative purposes only. Not to scale.





# SECOND FLOOR

5,021 SQ FT / 466 SQ M



GLOUCESTER AVENUE

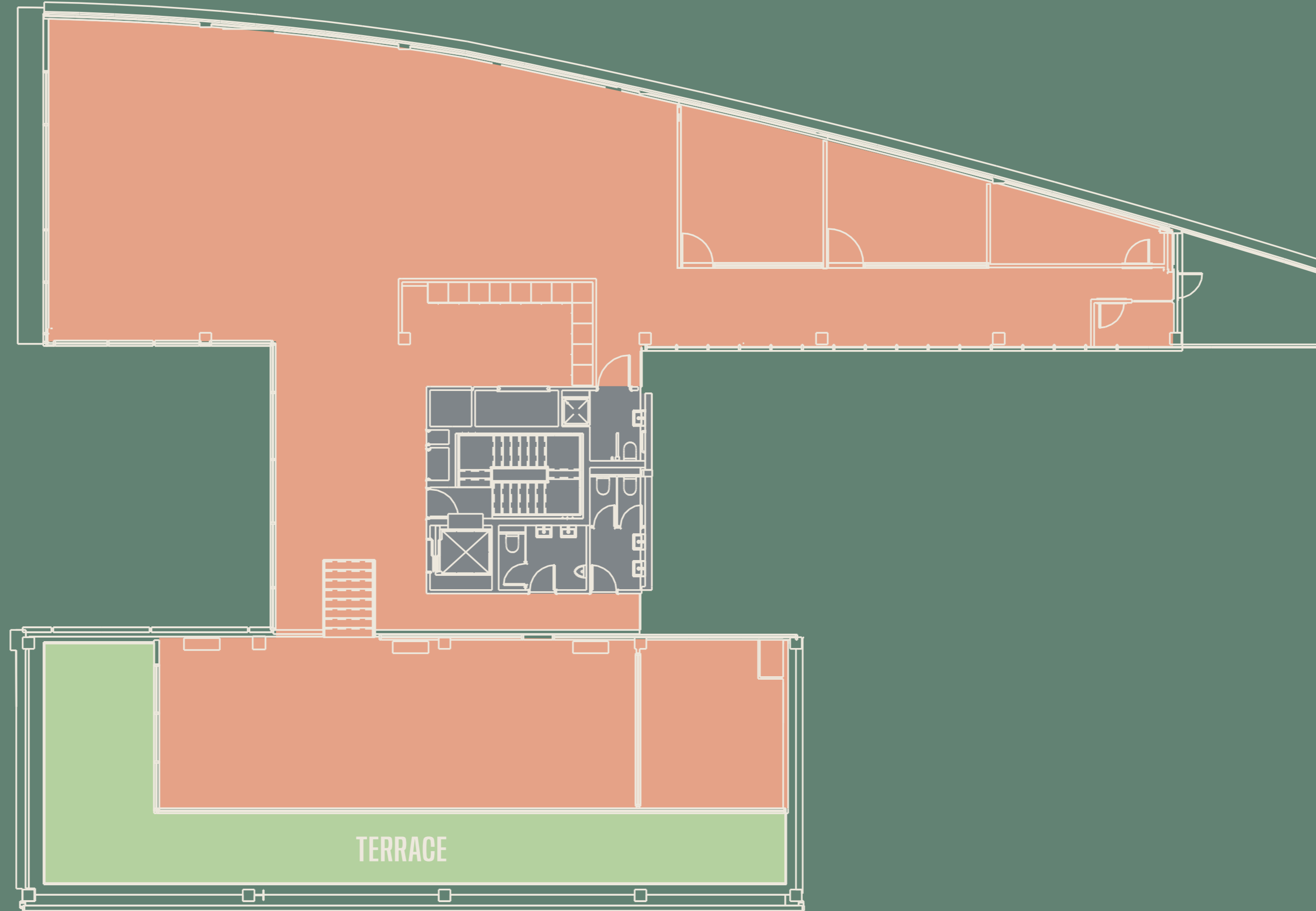
For indicative purposes only. Not to scale.





# THIRD FLOOR

4,035 SQ FT / 375 SQ M



GLOUCESTER AVENUE

For indicative purposes only. Not to scale.















The immediate area of Primrose Hill and the surrounding location provides occupiers with a diverse and rich social, leisure and retail experience.

# MIND BODY & SOUL



# ON THE

Gloucester Avenue itself offers an eclectic mix of cafés, pubs, bars and restaurants with amenities literally on the doorstep of Primrose Hill Works.

Beneath the offices on the 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 entertainment and special occasions.

Directly across the street, you'll find The Engineer, a long-time local favourite and the place to grab a spot of lunch or a post-work pint.

Hear what they all have to say about being here on Gloucester Avenue on the next page...



**Clockwise from top left:**

- Melrose & Morgan
- The Engineer
- The Garden At The Engineer
- Dish From Michael Nadra
- Michael Nadra Brasserie

# DOORSTEP



## MELROSE & MORGAN

“ At Melrose and Morgan we love our location on Gloucester Avenue, on a beautiful tree-lined street. It’s the perfect place to sit outside in the sunshine, or in our sunbathed sitting area indoors, and enjoy some quiet away from the hecticness of Camden market. ”



# THE WORD



## THE ENGINEER

“ Gloucester Avenue is a stunningly secluded area that manages to encapsulate the charm of Primrose Hill, with its eclectic shops, beautiful parks and charming buildings just minutes from the hustle and bustle of Camden. ”

Protected from the throngs of tourists, our little community is warm and welcoming, and has a huge amount to offer – from Pub gardens and picnics in the summer, to cosy long evenings sipping red wine during the autumn and winter. Look out for local community events, as there’s always something going on. ”

# ON THE STREET

## MICHAEL NADRA

“ Gloucester Avenue in London NW1 is truly a hidden gem that encapsulates the essence of sophistication and charm. Nestled in the heart of the city, this picturesque avenue boasts a unique blend of historic architecture, trendy boutiques, and vibrant green spaces. The seamless fusion of tradition and modernity creates an inviting atmosphere that captivates both locals and visitors alike. ”





Clockwise from top left:

- Primrose Hill
- Bens Of Primrose Hill
- Joe & The Juice
- Press Primrose Hill
- Lemonia
- Primrose Hill Book

# THE PRIMROSE



Primrose Hill is a prime central location, but offers occupiers a boutique village feel with a great mix of amenities, including independent cafés, celebrated restaurants, artisan shops and green spaces, all in under a ten minute walk.

It's easy to see why so many businesses (and celebrities) choose to call the area home.

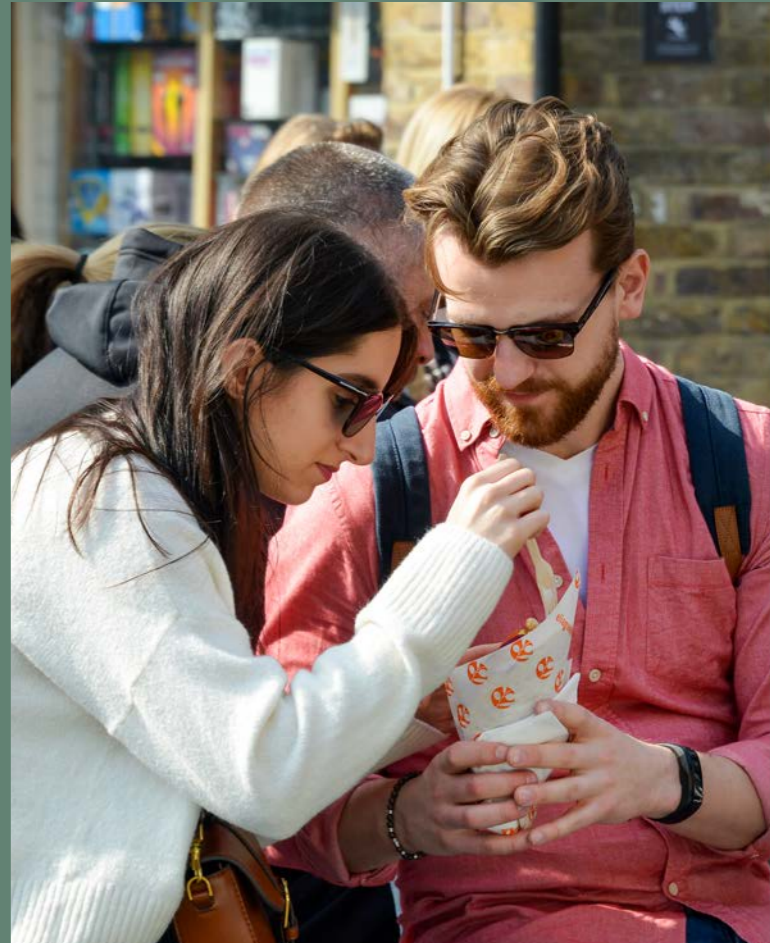
# HILL SET



# MIX IT UP

Clockwise from top left:

- Regent's Canal
- Camden Market
- Camden Market
- Regent's Canal  
Tow-Path Towards  
Camden Market



Bustling Camden is a short tranquil five minute walk along the Regent's Canal.

For Instagram friendly street food favourites head to Camden Market and the Stables, whilst post work Camden is home to world renowned live music venues, pub and bars – the perfect way to end the day.



## LOCAL OCCUPIERS

*Paramount*

**Dr. AirWair  
Martens**

**M TV**  
MUSIC TELEVISION

**MOO**

**HAT  
TRICK**

**ASOS**



# GET HERE & THERE

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.

## KEY TRAVEL TIMES (FROM PRIMROSE HILL WORKS)

<p><b>08</b> MINS WALK</p> <p>CHALK FARM</p>	<p><b>10</b> MINS WALK</p> <p>CAMDEN TOWN</p>	<p><b>15</b> MINS</p> <p>EUSTON</p>
<p><b>16</b> MINS</p> <p>KING'S CROSS ST PANCRAS</p>	<p><b>24</b> MINS</p> <p>TOTTENHAM COURT ROAD</p>	<p><b>25</b> MINS</p> <p>BANK</p>

Travel times include walk to Chalk Farm Station. (Source TfL)



## KEY AMENITIES

AMENITY	WALK TIME	AMENITY	WALK TIME	AMENITY	WALK TIME	AMENITY	WALK TIME
01 MELROSE & MORGAN	0	06 PRIMROSE BAKERY	<1	11 ABOXR	6	16 JOE & THE JUICE	9
02 MICHAEL NADRA	0	07 THE ALBERT	3	12 THE PEMBROKE CASTLE	6	17 BENS OF PRIMROSE HILL	9
03 THE ENGINEER	0	08 THE LANSDOWNE	3	13 PRIMROSE HILL PARK	8	18 PESANTISSIMO	9
04 REGENT'S CANAL	<1	09 CHALCOT SQUARE	5	14 LEMONIA	8	19 THE ROUNDHOUSE	10
05 JOLIE CORNER	<1	10 CAMDEN MARKET	5	15 ODETTE'S	9	20 LONDON ZOO	10



## TERMS

Upon request.

## VIEWINGS

Strictly through the sole letting agents.

**NH** NOBLE  
HARRIS



**Jake Doffman**  
jdoffman@nobleharris.co.uk  
07904 082 118

**Matthew Noble**  
mnoble@nobleharris.co.uk  
07980 991 214

**Carl Dobrin**  
cdobrin@nobleharris.co.uk  
07545 077 959

**Josh Perlmutter**  
jp@compton.london  
07814 699 096

**Shaun Simons**  
ss@compton.london  
07788 423 131

**Andy Gilbert**  
ag@compton.london  
07833 993 714

**PRIMROSEHILLWORKS.COM**

Subject to contract. Noble Harris and Compton for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any Offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be Guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Noble Harris, Compton, nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. October 2024.