

Compton

For Rent
**42 Gloucester Avenue
Camden NW1**



Exquisitely refurbished courtyard
offices in Primrose Hill — available
now for your business to thrive!

For Rent

Primrose Hill Works
42 Gloucester Avenue
Camden NW1

Size

1,951 - 11,313 Ft²

Rent

£37.50 - £49.50 per sq ft

Fitout

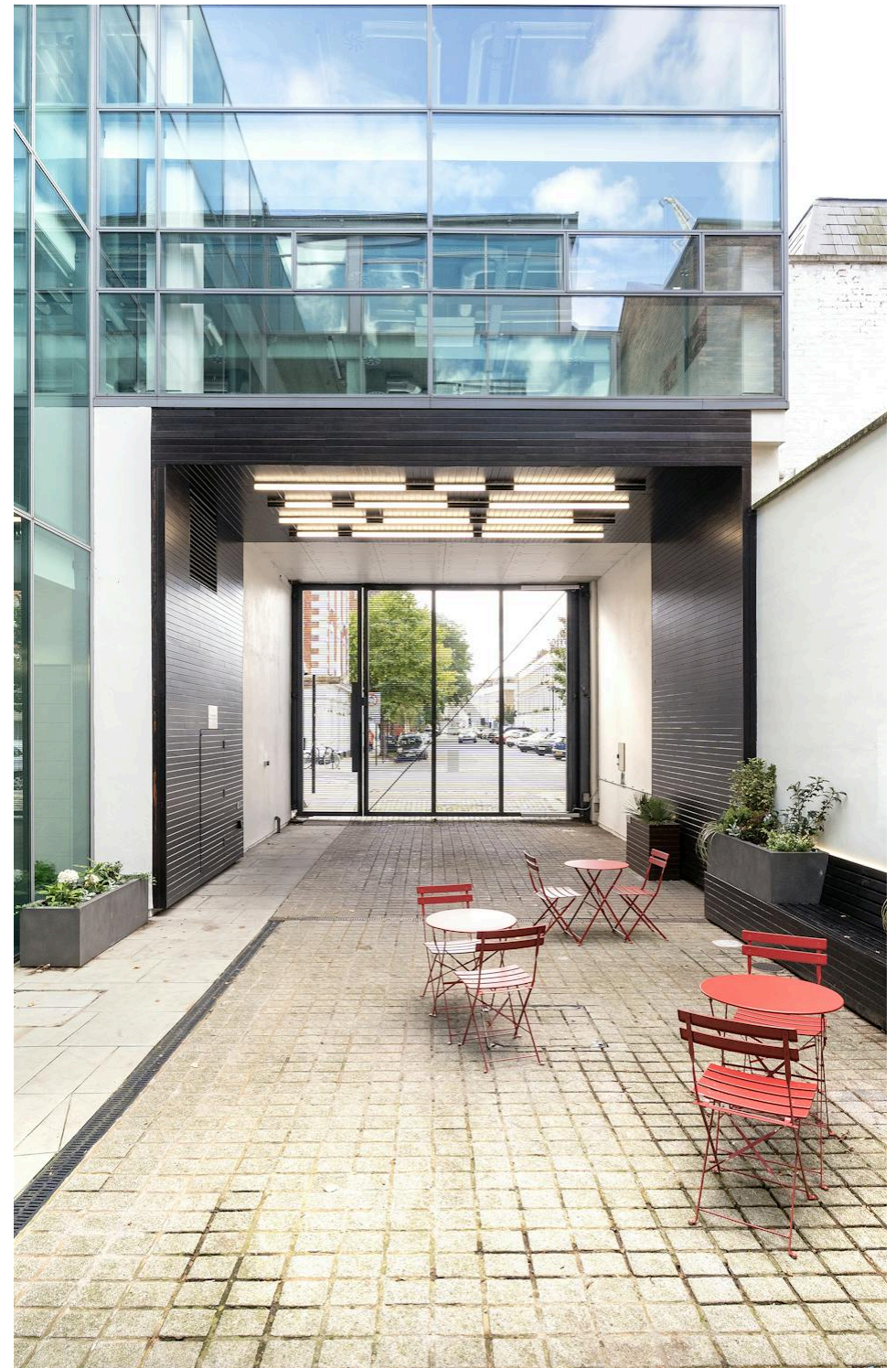
Not Fitted. Partially Fitted

Description

Primrose Hill Works has undergone 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.

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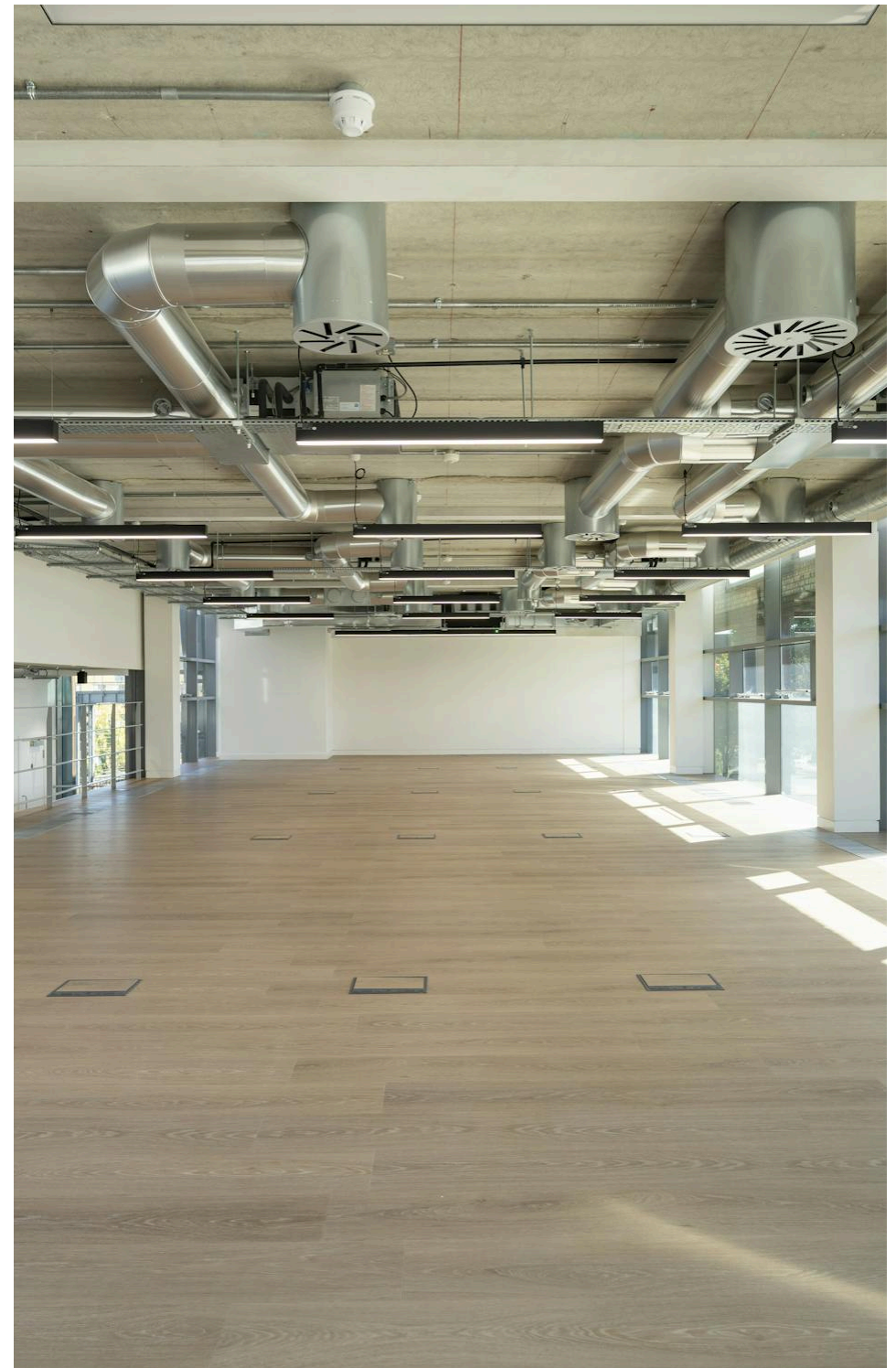
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Description

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 cafe Gail's 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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Click to Play



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5 — 15

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Reception

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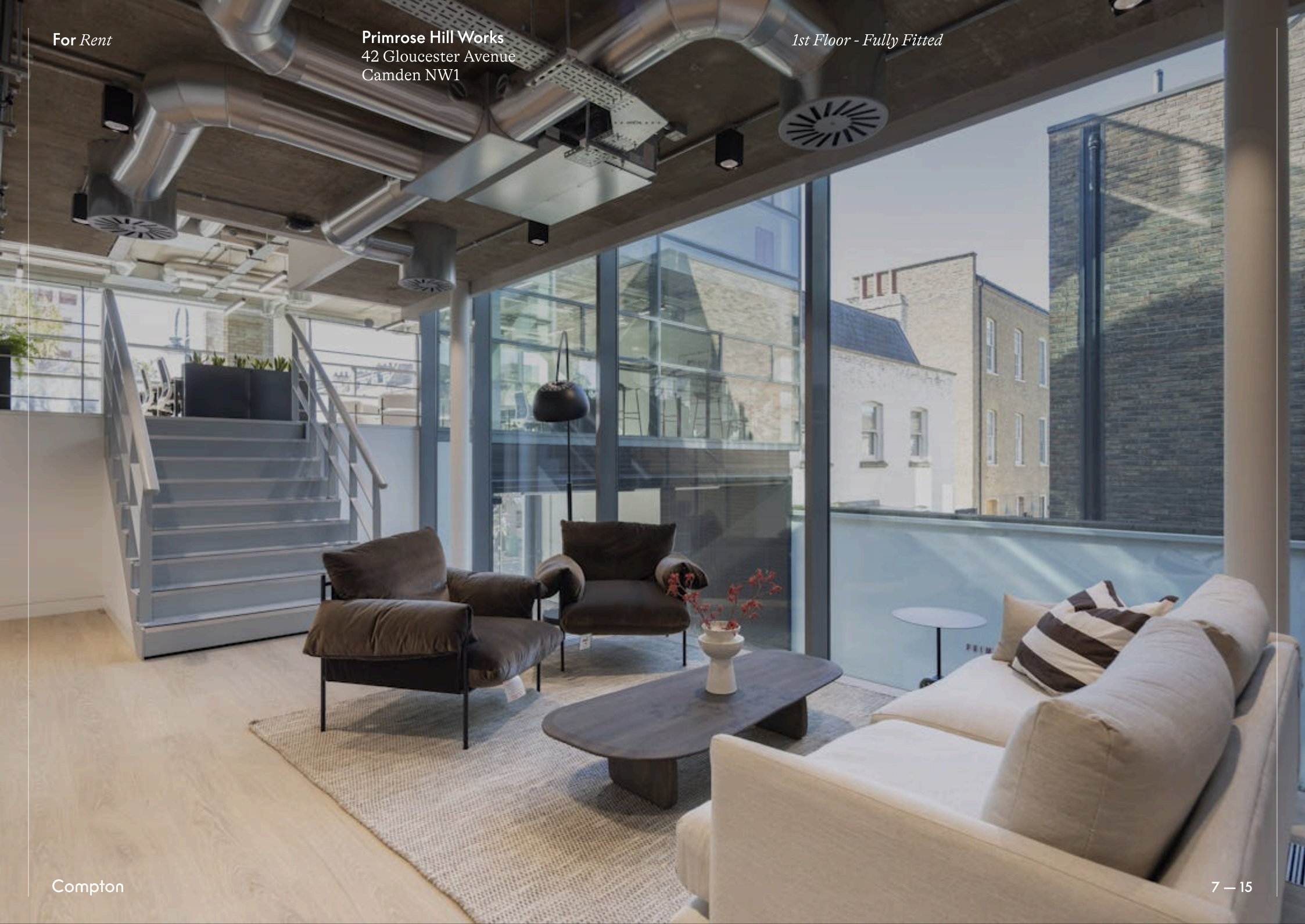


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Primrose Hill Works
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1st Floor - Fully Fitted



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7 — 15

For Rent

Primrose Hill Works
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2nd Floor



Ground & Mezz

For Rent

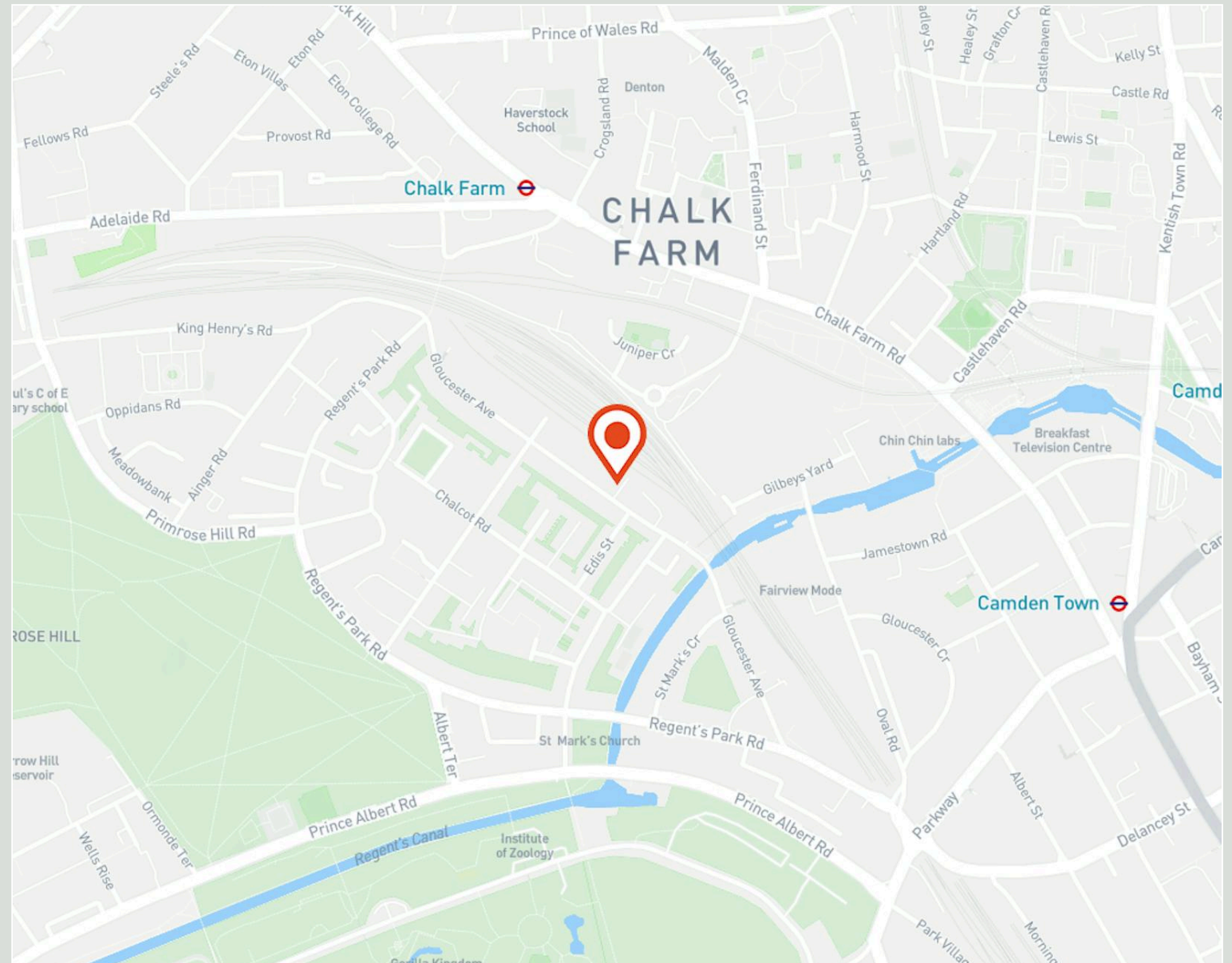
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Location

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 cafes, pubs, bars and 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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1st Floor - Fully Fitted

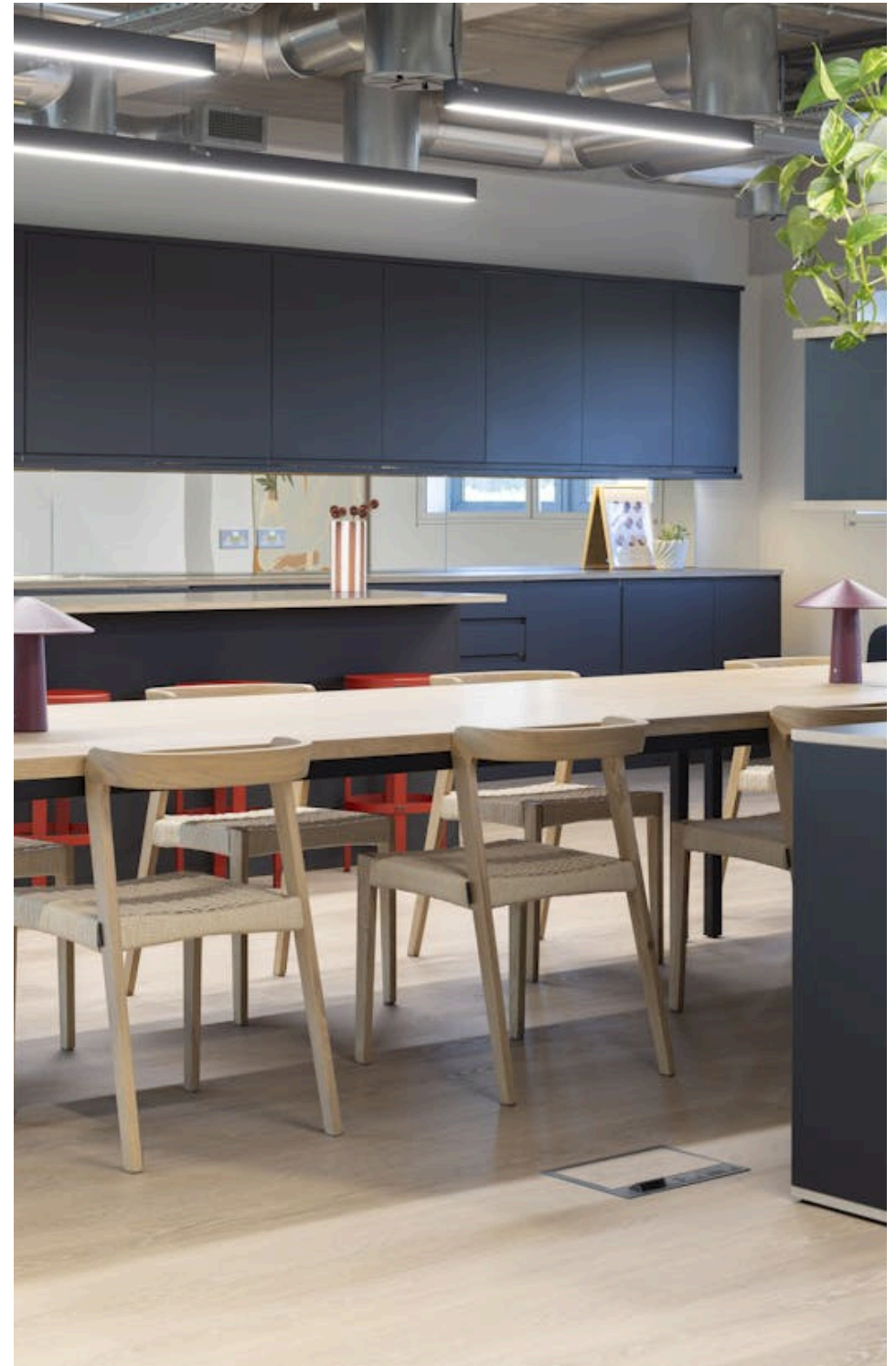


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Amenities

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

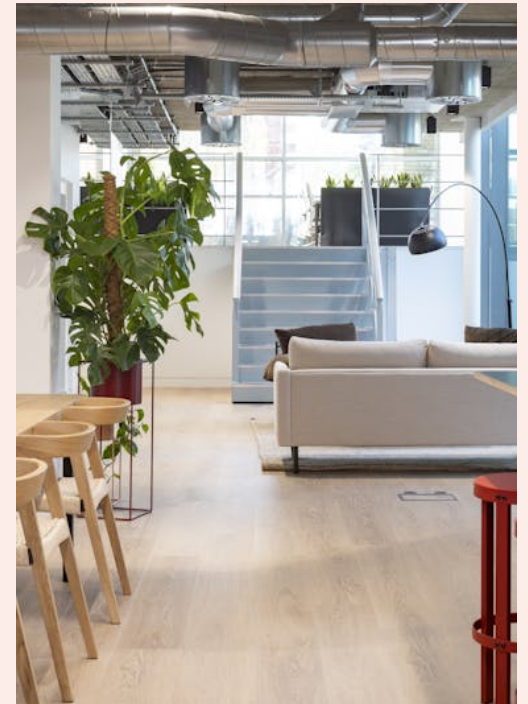


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1st Floor - Fully Fitted



1st Floor - Fully Fitted

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
3rd	4,035	£51	£21.60	£8.50	£27,269.88	£327,238.50	Let
2nd	5,021	£45	£23.27	£8.50	£32,121.85	£385,462.17	Available
1st	4,341	£49.50	£23.27	£8.50	£29,399.42	£352,793.07	Available
Ground - & Mezz	1,951	£30	£23.27	£8.50	£10,042.77	£120,513.27	Available

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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.

Tenure

New Lease

Availability

Available Immediately

Content

Watch the Film
(click button)



Contact Us

compton.london

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



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