

# 2 & 3 IRON BRIDGE HOUSE

BRIDGE APPROACH, PRIMROSE HILL, NW1 8BD

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FOREST  
REAL ESTATE



# TO LET

## 1,119 TO 2,238 SQ FT

### Choice of Two Modern Open Plan Offices With up to 4 Parking Spaces

#### Key Features

- 4 Parking Spaces
- Air Conditioning
- Private Kitchen & 2 WC's Per Unit
- Open Plan
- Private Rear Terraces
- Within a 2 minute walk of Chalk Farm Station (Northern Line)
- Gas Central Heating
- Exposed Brick Feature Wall
- Gated Business Estate
- Secluded Location
- Available Fitted or Not Fitted

[View Virtual Tour](#) 

**2 & 3 Iron Bridge House, Bridge Approach**  
Primrose Hill, NW1 8BD







## Description

Iron Bridge House is a thoughtfully designed office space situated within an elegant detached building, located in a secure and private gated development. Its contemporary design and high-quality features create an ideal working environment for businesses seeking a modern and professional setting.

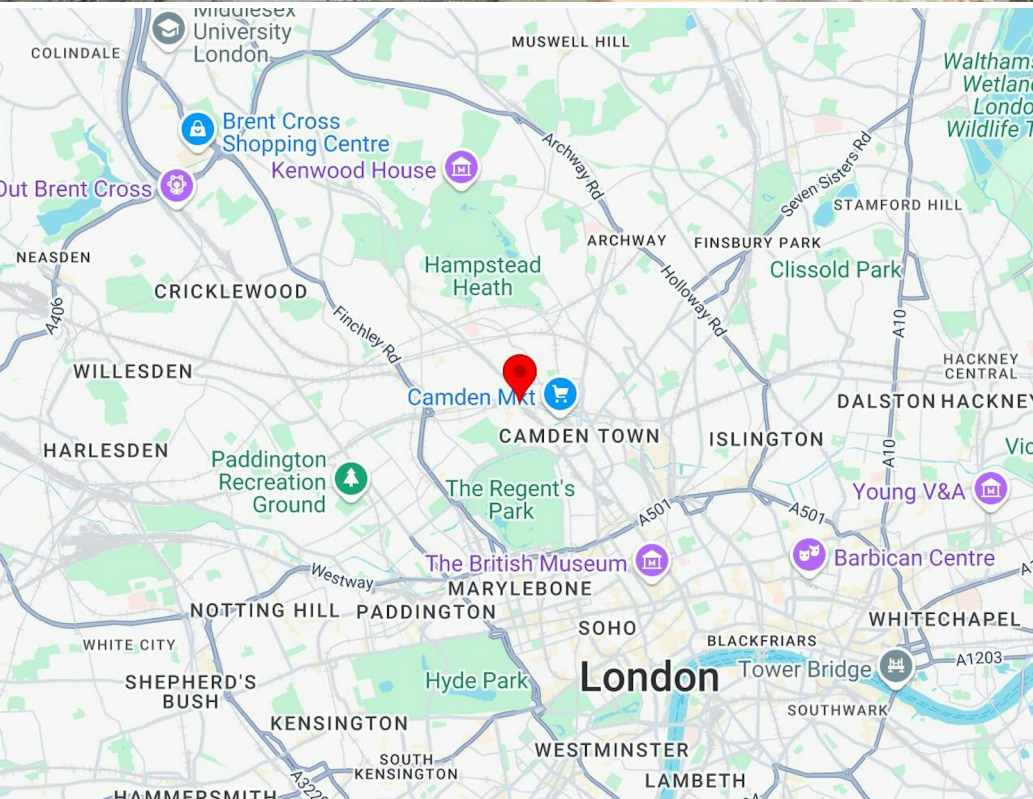
The available offices are located on the ground floor and offer flexibility for tenants, as they can be leased either as a whole or as individual units, depending on your requirements. Unit 2 comes fully fitted with 16 workstations, providing a turnkey solution for immediate occupancy. In contrast, Unit 3 offers a blank canvas for customisation, complete with a stylish private meeting room that is perfect for client discussions or team collaboration.

Both units are equipped with essential amenities to enhance comfort and productivity, including a kitchenette, comfort cooling, two WCs and access to a private rear terrace.

Externally, each unit benefits from two dedicated 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.



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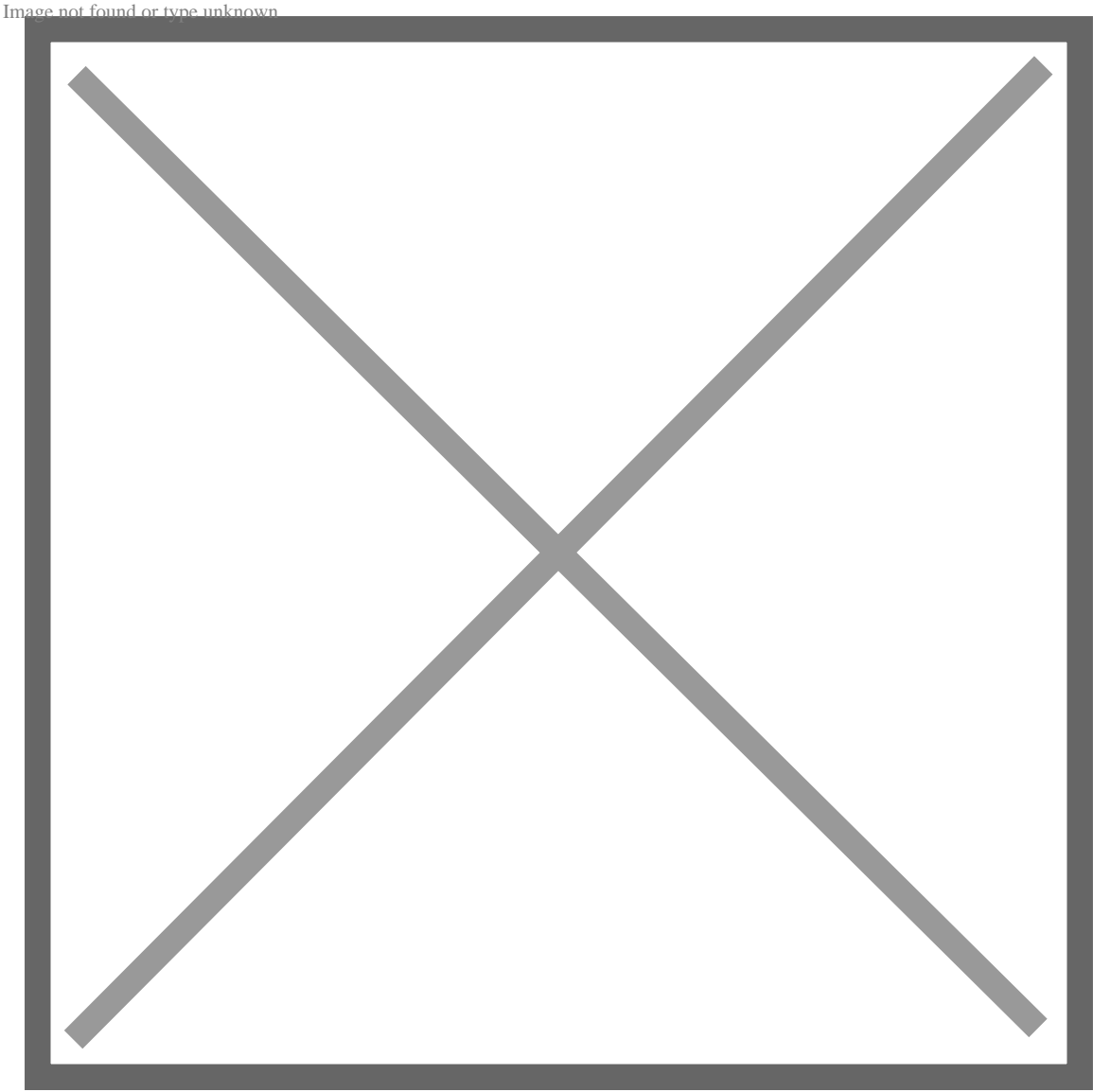






# Plans

# Floor Layout



# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year	Availability
Unit - 2	1,119	103.96	£53,152.50 /annum	£21,332.25 /annum	£4,379 /annum	£78,863.75	Available
Unit - 3	1,119	103.96	£53,152.50 /annum	£19,960 /annum	£4,470 /annum	£77,582.50	Available
<b>Total</b>	<b>2,238</b>	<b>207.92</b>				<b>£156,446.25</b>	
<b>Lease</b>	New Lease						
<b>Rent</b>	£47.50 per sq ft						
<b>Rates</b>	£19 per sq ft						
<b>Service Charge</b>	£4 per sq ft						
<b>VAT</b>	Not applicable						
<b>EPC</b>	B (104)						

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