

42 GLOUCESTER AVENUE

CAMDEN NW1

4,221 SQ FT

EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



OPEN PLAN OFFICE SPACE WITH SUPERB NATURAL LIGHT

Forty Two Gloucester Avenue is located a short walk from Camden Town and Chalk Farm Stations. The entire first floor is currently available offering up to 4,221 sq ft.

Demised WCs	Chilled beam system	Audio entry system	Lift	Great transport links	Raised floor
Bicycle racks	Fibre internet in building	Demised kitchen	Open plan office	Excellent natural light	



LOCATION

Forty Two Gloucester Avenue is close to the retail and leisure facilities of vibrant Camden Town and within close proximity with the boutique shops and cafes in Primrose Hill.

TRANSPORT

Camden Town (10 min walk) Northern Line

Chalk Farm (8 min walk) Northern Line

Kentish Town West (15 min walk) Northern Line

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
1st	4,221				Available
Total	4,221 sq ft	£43.00	£22.36	£9.17	–

TENURE Leasehold
LEASE A new lease is available for a term by arrangement from the Freeholder

EPC E

WEBSITE [42 Gloucester Avenue | Edward Charles](#)

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
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Mark Phillips
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