

AVAILABLE TO LET

# Iron Bridge House, Bridge Approach

1 Iron Bridge House, Bridge Approach, Primrose Hill, London, UK NW1 8BD

Offices from 1,128 sq ft / Undergoing Refurbishment

## Offices from 1,128 sq ft / Undergoing Refurbishment

Iron Bridge Approach is an attractive detached building set within a private gated development.

We have a selection of offices ranging from 1,128 sq ft and can be combined to create one large office of 3,568 sq ft.

The offices are undergoing a substantial refurbishment to include new flooring, lighting, air conditioning, kitchen and WC's. In addition each office will have an exposed brick wall feature.

The offices will be open plan throughout with lots of windows and natural light.

Externally there are up to 8 car parking spaces that are available by separate arrangement.

The offices will be available November 2018.

(Unit 5 & 6 (total: 1,938 sq ft) could also be made available by way of separate negotiation). (Images shown are for indicative purposes only and to show the level of specification to which the property is being refurbished).

<b>Rent</b>	£55.00 psf
<b>Est. S/C</b>	£3.00 psf
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Sizes</b>	1,128 to 3,712 sq ft
<b>EPC certificate</b>	Available on request

For more information please visit:  
<https://realla.co/m/36415-iron-bridge-house-bridge-approach-1-iron-bridge-house>



Undergoing a comprehensive refurbishment

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Allocated parking spaces

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Various offices sizes available

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Exposed air conditioning

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Exposed brick wall feature

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Open plan

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Good natural light

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Secluded location

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Directly between Primrose Hill & Camden

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Unit 5 & 6 (total: 1,938 sq ft) could also be made available by way  
of separate negotiation

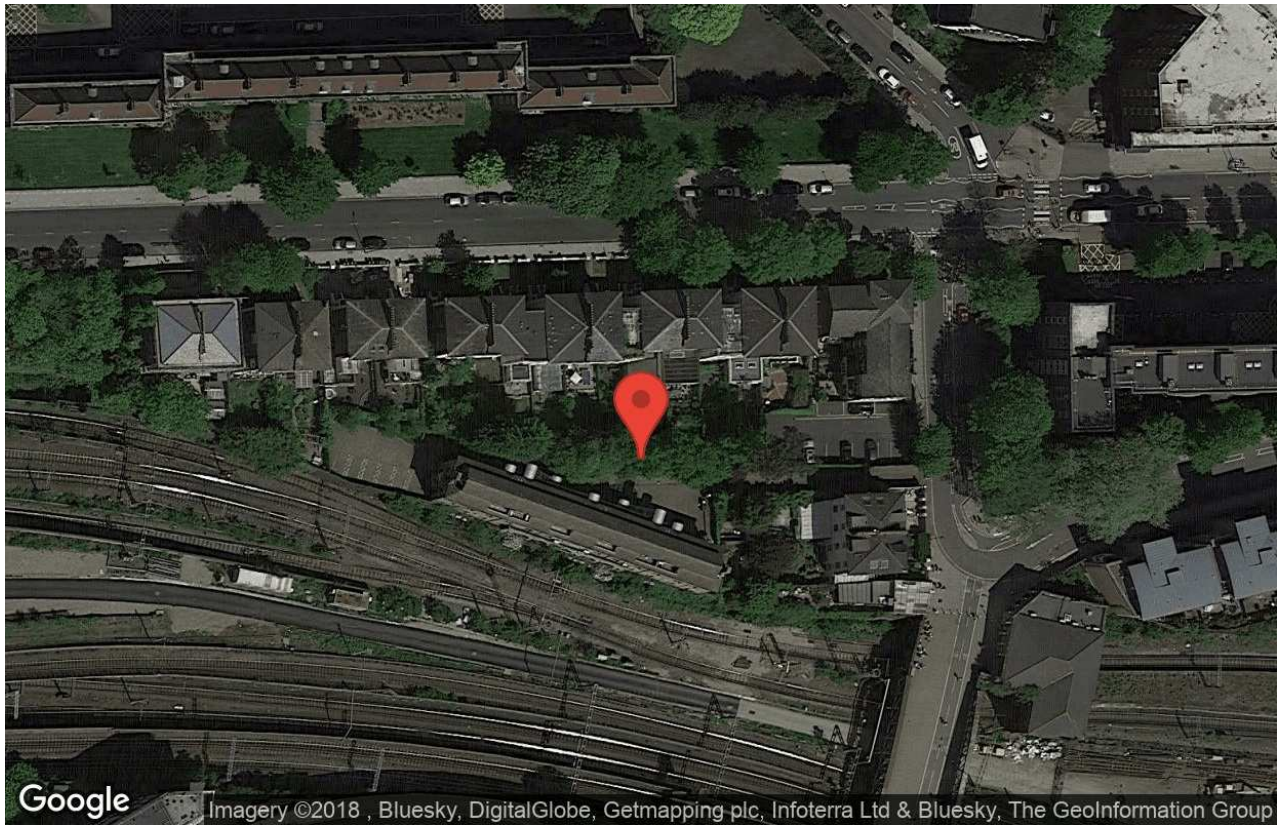








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### Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Status
Unit 1	Ground & First	1,312	£55.00	£3.00	£76,096.00	Available
Unit 2	Ground	1,272	£55.00	£3.00	£73,776.00	Available
Unit 3	Ground	1,128	£55.00	£3.00	£65,424.00	Available
Total		3,712			£215,296.00	

### Location overview

Bridge Approach is located between Primrose Hill & Chalk Farm, 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 over the Iron Railway Bridge.

### Airports

London City 9.4m, London Heathrow 13.9m, London Luton 24.6m

### National rail

Kentish Town West 0.4m, Camden Road 0.7m, Kentish Town 0.8m

### Tube

Chalk Farm 0.1m, Kentish Town West 0.4m, Belsize Park 0.6m

### Estimated service charge

£3.00 psf

### Legal costs

Each party to be responsible for their own legal costs incurred.

### Planning class

B1

### EPC

Available on request

Notes:

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Quote reference: RENT-36415