



# THE COURTYARD

PRIMROSE HILL NW1 8JD

44 Gloucester Avenue

4 MODERN OFFICE UNITS

1,100-5,010 SQ FT



# STUDIO-STYLE WORKING IN THE HEART OF ONE OF CENTRAL LONDON'S MOST EXCLUSIVE NEIGHBOURHOODS

Click below to view the 360 tours

[UNIT B >](#)

[UNIT C >](#)

[GYM >](#)





# OFFICE SPACE THAT'S ALL- ENCOMPASSING

## A PLACE OF PURPOSE

The Courtyard comprises four fully redeveloped studio-style offices, over ground and lower ground floors, ideal for the smaller, dynamic businesses and each overlooking an elegant courtyard. The development is situated in Primrose Hill, a highly desirable location within easy reach of Camden, Central London and the City.





# FOUR FLEXIBLE MODERN SPACES

## A UNIQUE OPPORTUNITY

These offices are ideally situated for businesses operating in the media, advertising, technology and design sectors.

Click to view the 360 tour [UNIT B >](#)

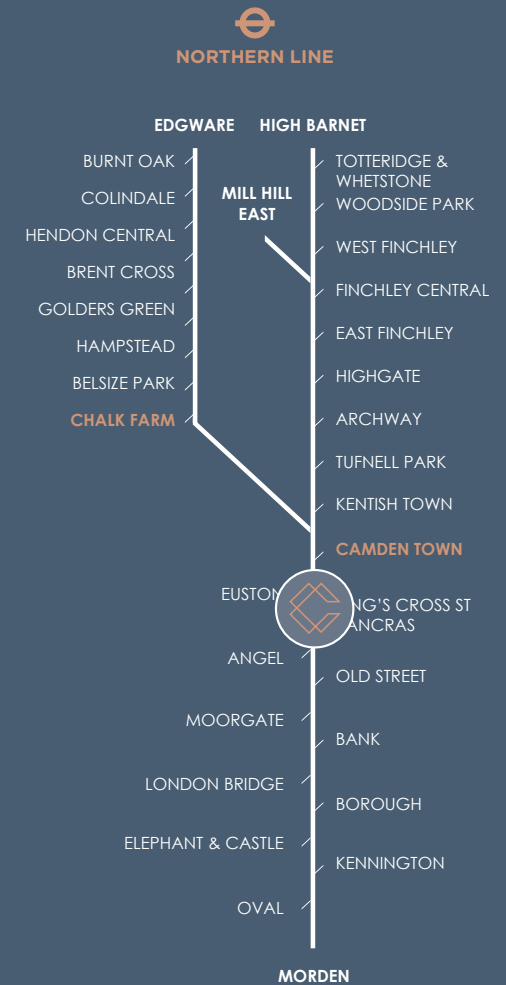
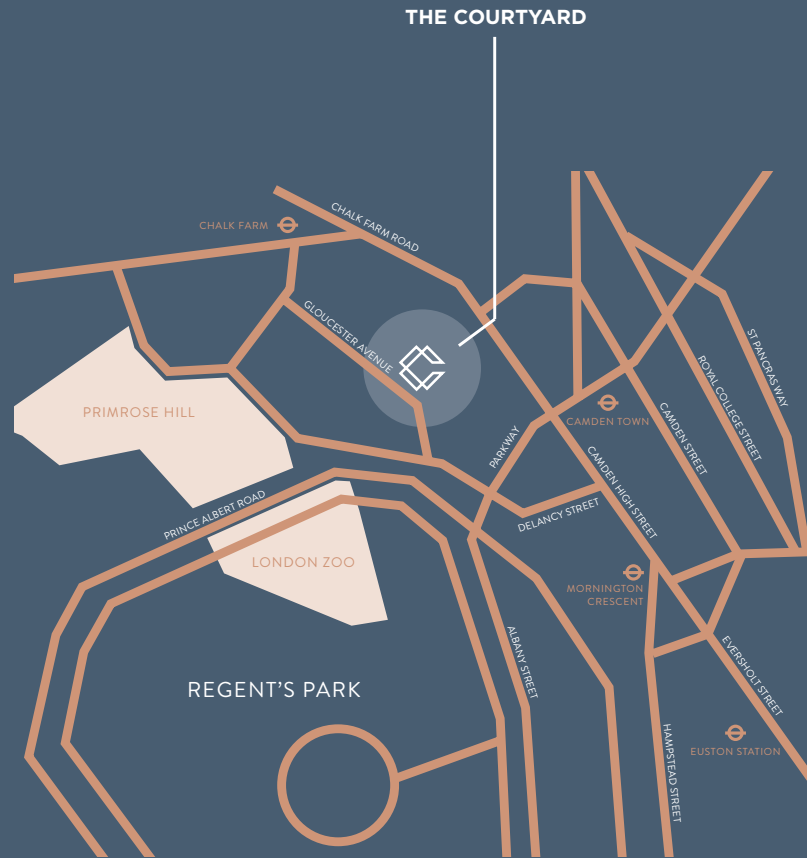


# COMPLETELY CONNECTED

GLOUCESTER AVENUE IS PROUDLY SITUATED IN THE HEART OF ONE OF CENTRAL LONDON'S MOST SOUGHT AFTER NEIGHBOURHOODS

The Courtyard benefits from excellent transport connections into the West End. The nearest London Underground Stations are Chalk Farm and Camden Town (both Northern Line), which are approximately 0.6 kilometres (0.4 miles) from the development.

By road, there is easy access to the A5 and the A41 which connects to the M1 to the north and central London to the south.



06 MINS FROM KING'S CROSS

25 MINS FROM PADDINGTON

45 MINS FROM HEATHROW

CHALK FARM 8 MINUTE WALK

CAMDEN TOWN 9 MINUTE WALK





# OPTIMUM SPECIFICATION

## REFURBISHED GRADE A OFFICES

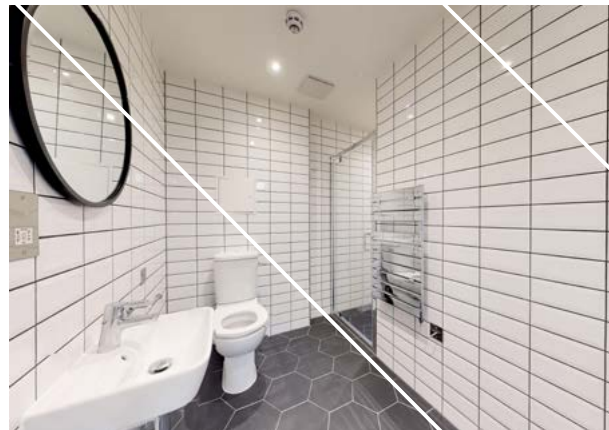
This unique collection of self-contained studio-style offices offer open plan working over two levels.

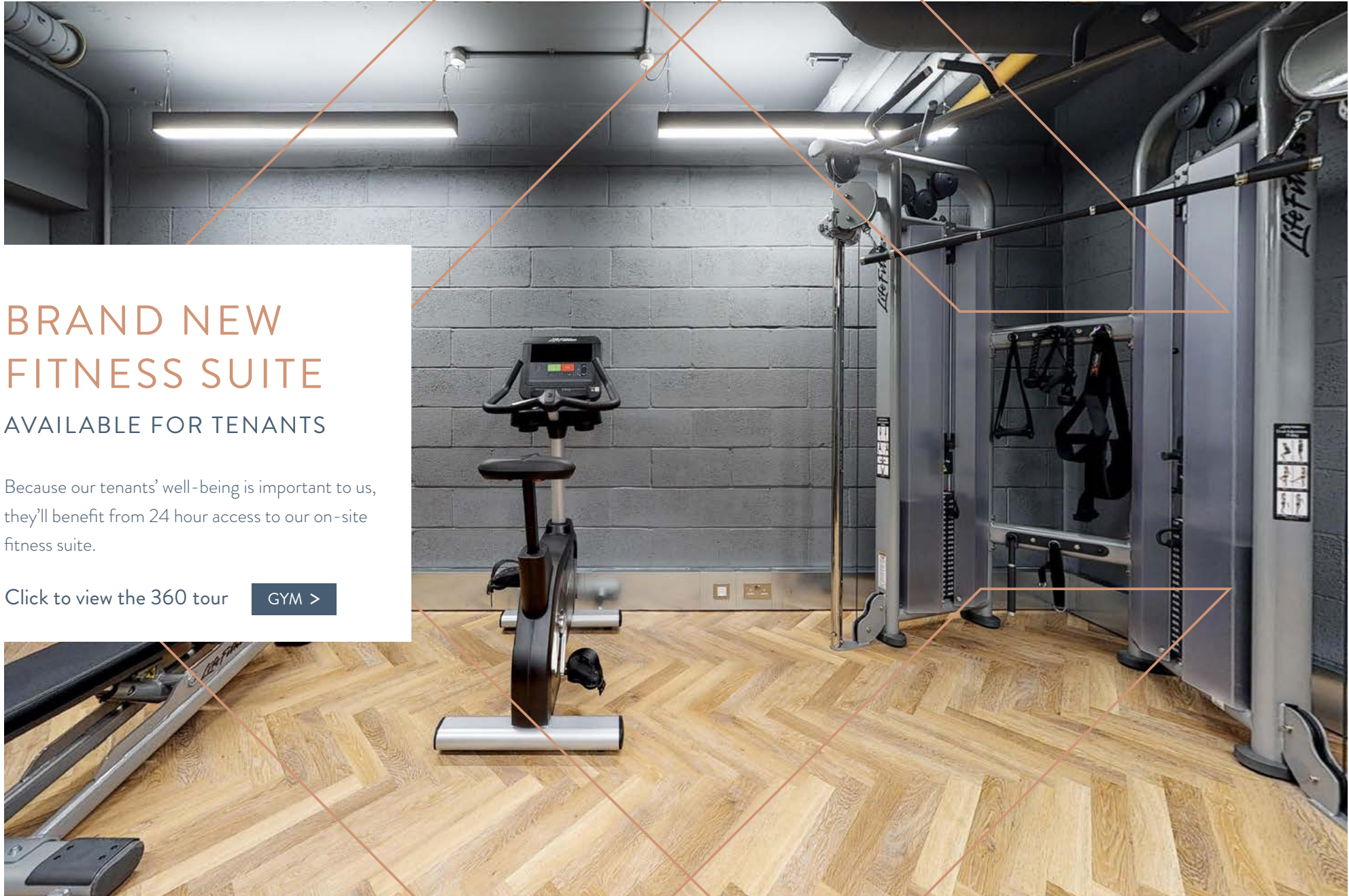
Features:

- Exposed concrete ceilings
- Engineered timber flooring
- Exposed services
- Ability to connect to superfast broadband
- Exposed brick walls
- LED lighting
- Kitchenette
- WCs and shower
- Air conditioning and heating
- 3 compartment perimeter metal trunking
- Parking available by agreement
- Cycle racks
- Secure access and video entry
- CCTV security
- Concierge service
- Gym

Click to view the 360 tour

[UNIT C >](#)





# BRAND NEW FITNESS SUITE

AVAILABLE FOR TENANTS

Because our tenants' well-being is important to us, they'll benefit from 24 hour access to our on-site fitness suite.

Click to view the 360 tour [GYM >](#)

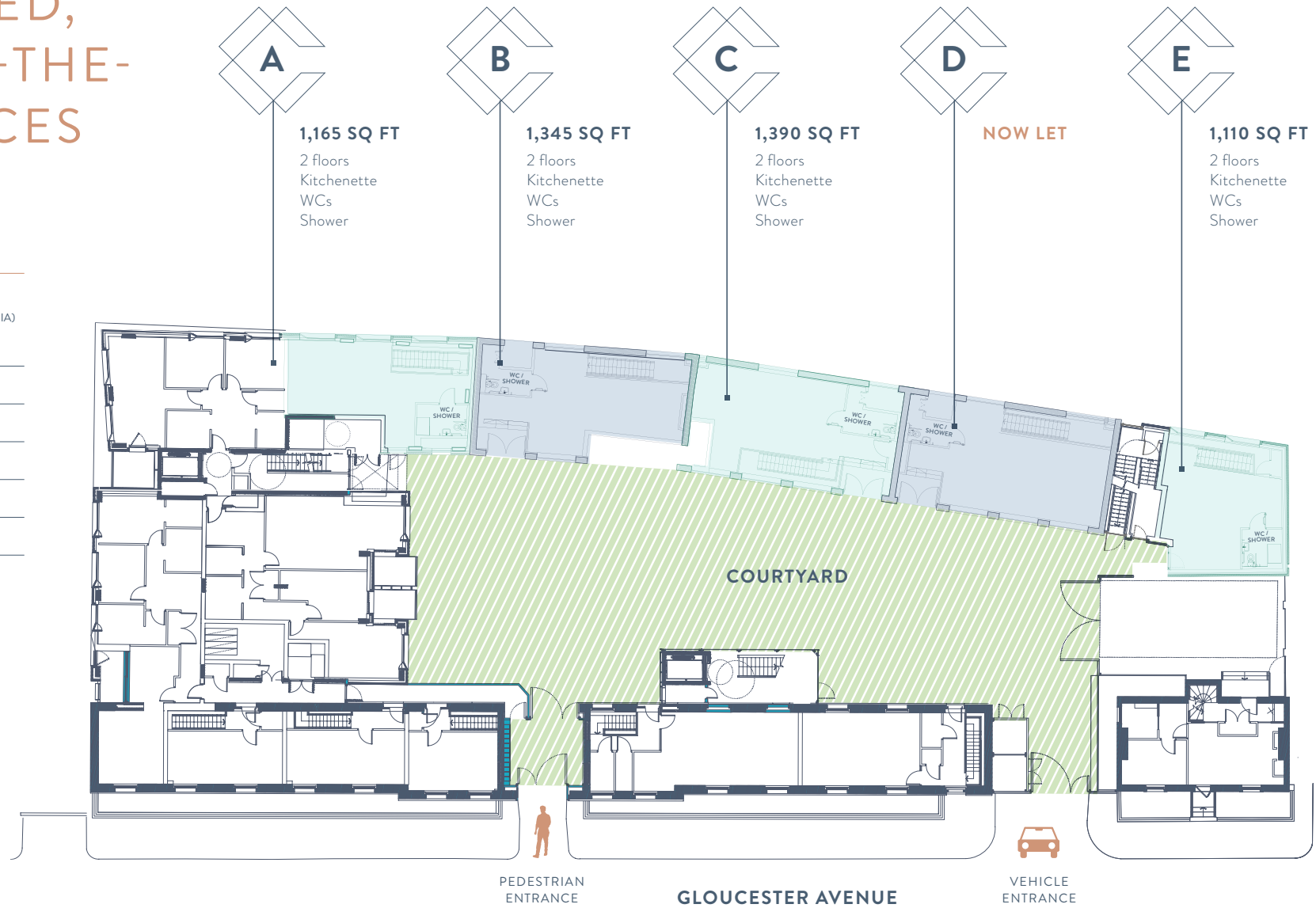




# DEVELOPED, STATE-OF-THE- ART OFFICES

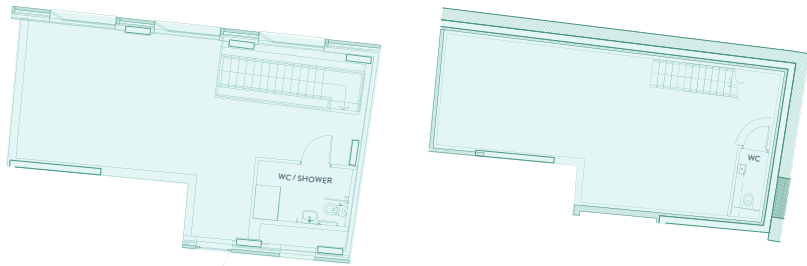
## OVERVIEW

	SQ FT (NIA)	SQ M (NIA)
STUDIO A	1,165	108
STUDIO B	1,345	125
STUDIO C	1,390	129
STUDIO D	<b>NOW LET</b>	
STUDIO E	1,110	103
<b>Total</b>	<b>5,010</b>	<b>465</b>





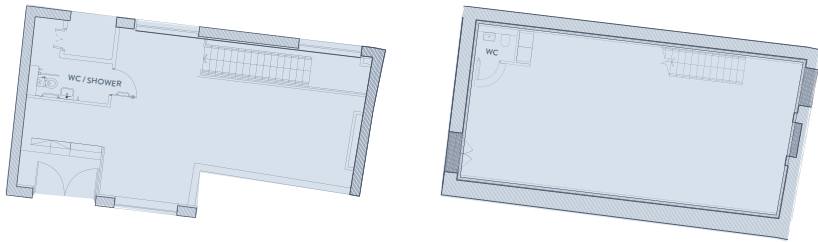
### STUDIO A



Ground floor

Lower ground floor

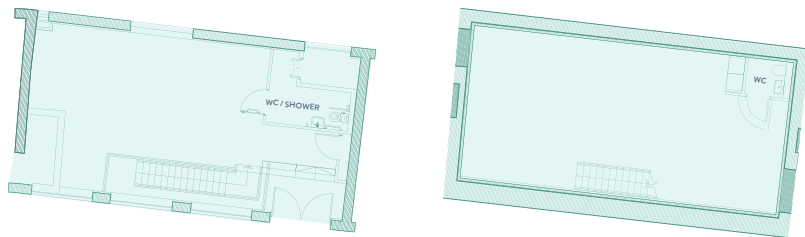
### STUDIO B



Ground floor

Lower ground floor

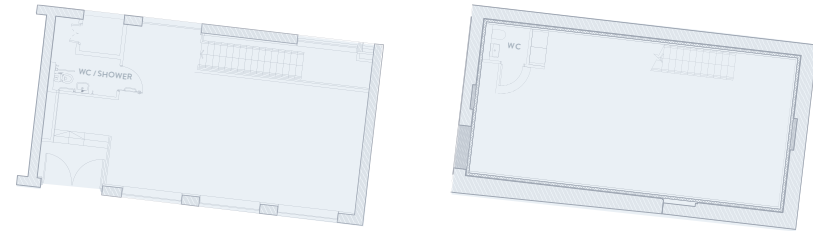
### STUDIO C



Ground floor

Lower ground floor

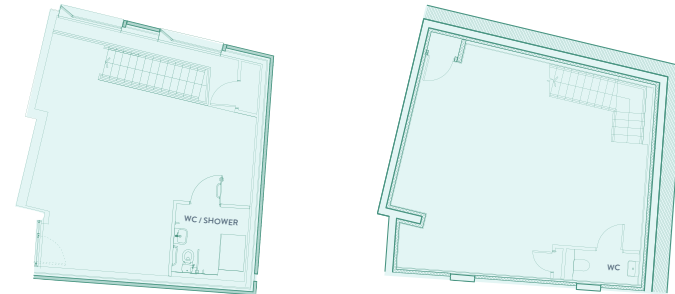
### STUDIO D - NOW LET



Ground floor

Lower ground floor

### STUDIO E



Ground floor

Lower ground floor

### OVERVIEW

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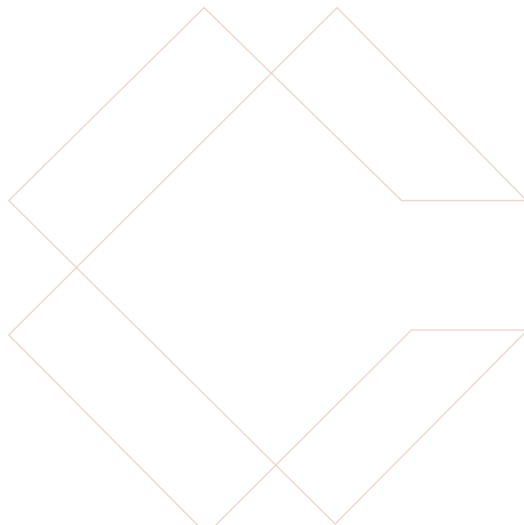


# UNIQUE CHARM AND CHARACTER

PRIMROSE HILL OFFERS AN ECLECTIC MIX OF VIBRANT STREET LIFE AND INDEPENDENT RETAILERS

The district is a destination brimming with quaint boutiques and chic restaurants and bars, making it a magnet for media personalities and some of London's most affluent residents and niche businesses.

Located to the north of Regent's Park, Primrose Hill is surrounded by some of the capital's most prestigious locations, including Belsize Park and Hampstead to the north, the diverse and cultural district of Camden Town to the east, and St John's Wood to the west.







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## CONTACT



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