










Office To Let

42 Gloucester Avenue, Primrose Hill, London NW1 8JD

4,220 Sq FT (392 SQ M.)

Location: The building is located in the heart of Primrose Hill Village on one of the most picturesque high streets in North West London with it's eclectic mix of bookshops, cafes and restaurants, giving the area a lovely village feel. 42 Gloucester Avenue is only a short walk to Primrose Hill and Regents Park. A few minutes' walk away is Chalk Farm Underground Station (Northern Line) reaching Kings Cross and Eurostar terminal at St. Pancras.

Description: This first-floor open plan unit benefits from excellent natural light and high ceilings creating a spacious working environment. The offices are equipped with a chilled beam system as well as multiple floor recessed power points. There is a fully fitted kitchen and a separate toilet facility on each floor.

-  Audio Entry System
-  Fibre Internet In Building
-  Excellent Natural Light
-  Demised WC's
-  Great Transport Links
-  Demised Kitchen
-  Bicycle Racks
-  Passenger Lift



Tenure: Leasehold.

Terms: A New Lease Directly From The Freeholder For A Term To Be Agreed.

Rental: £41.50 P.S.F (Quoting)

Service Charge: Circa. £7 P.S.F – Capped at £8 P.S.F (Excluding Utilities).

Rates: The Rates Payable Are Approximately £20 P.S.F. Interested Parties Are Advised To Make Their Enquiries With The Local Authority Camden Council.

E.P.C: To Be Confirmed.

Legal Costs: Each Party To Be Responsible For Their Own Legal Costs.

Viewing & further information

Strictly by prior appointment
via joint agents:

Danny Pincus
Goldstein Leigh
Tel. 020 8952 6434
danny@goldsteinleigh.com

Aharon Goldstein
Goldstein Leigh
Tel. 0208 952 6434
aharon@goldsteinleigh.com

David Simnock
TSP UK
Tel. 020 7284 9050
ds@tspuk.com

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