

PRIMROSE HILL WORKSHOPS

LONDON NW3

To Let

Two self-contained warehouses with pitched roofs located on
Oppidans Road, Primrose Hil, NW3

Units 1 & 3
775 SQ.FT - 1,561 SQ.FT.

RIB

ROBERT IRVING BURNS

Unit 1 & 3 Oppidans Road



DESCRIPTION

Two available warehouse units situated on Oppidans Road ready for immediate occupation. Units 1 and 3 can be taken together or separately. Each unit benefits from 1 allocated parking space each. The units benefit from natural light and a pitched roof. There is a WC in each unit along with capped off services for a kitchenette. Suitable for a range of storage / light industrial uses, and other uses, subject to the landlords consent.



AMENITIES

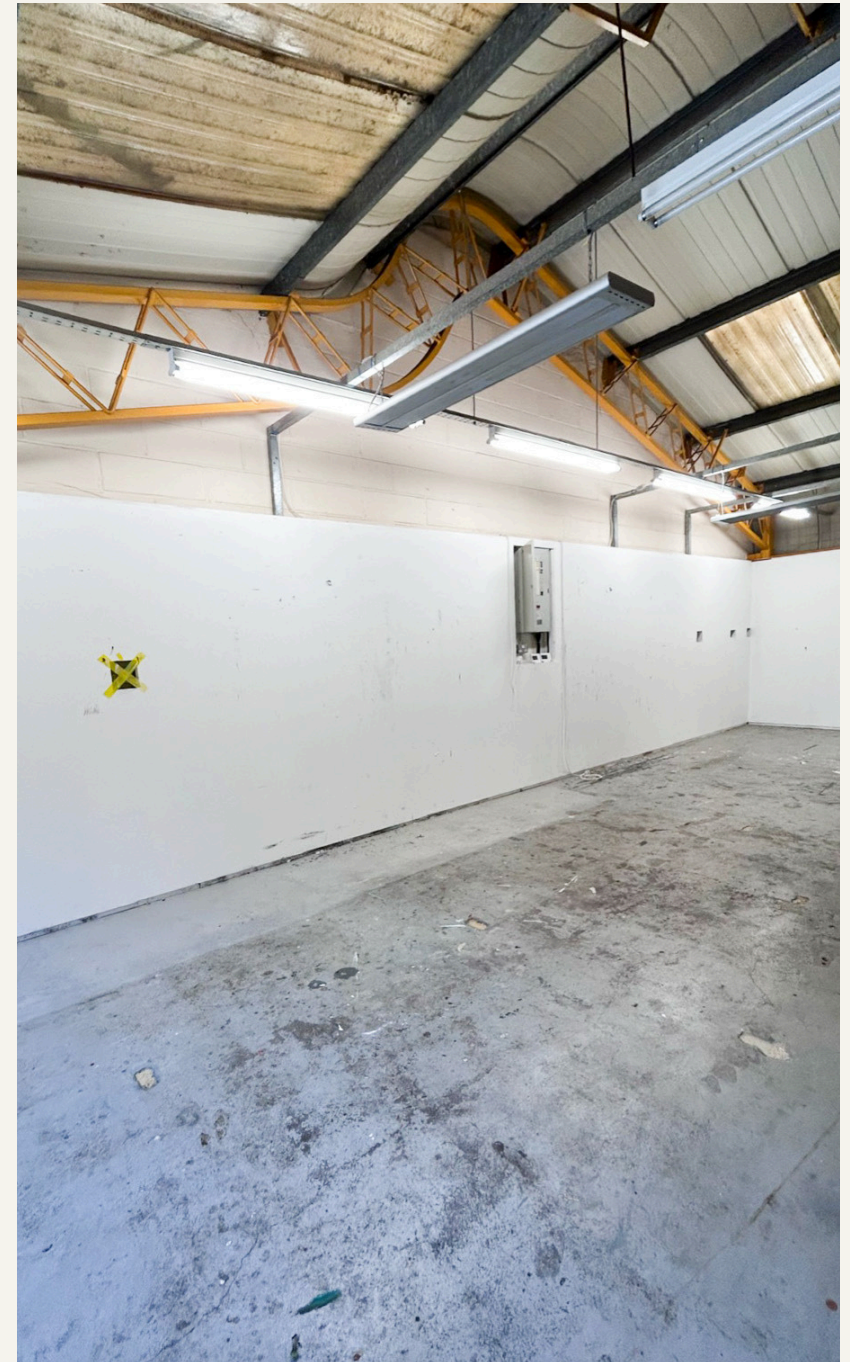
- PITCHED ROOF
- CAR PARK SPACE
- OPEN PLAN
- CAPPED OFF SERVICES
- PRIMROSE HILL LOCATION
- WOULD SUIT A VARIETY OF USES (STPP)
- WALKING DISTANCE TO CHALK FARM & SWISS COTTAGE UNDERGROUND STATIONS

Unit 1 & 3 Oppidans Road

FINANCES

UNITS	Unit 1	Unit 3	Total
SIZE (SQ.FT.)	775	786	1,561
QUOTING RENT (P.A.)	£25,000	£25,000	£50,000
ESTIMATED RATES PAYABLE (P.A.)	£5,681	£5,761	£11,448
SERVICE CHARGE & INSURANCE	£750	£750	£1,500
ESTIMATED OCCUPANCY COST (P.A.)	£31,431	£31,511	£62,948





Unit 3 (Upper Floor on Oppidans Road)



LOCATION & SITUATION

LOCATED IN PRIMROSE HILL

Unit 1 & 3 Oppidans Road is located in a small commercial estate just off Primrose Hill Road in the heart Primrose Hill. Both Swiss Cottage and Chalk Farm underground stations are a short walk away as well as the world renowned Primrose Hill village.

FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

TBC

VAT

The property is not elected for VAT

FLOOR PLANS

TBC

CONTACT US

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. August 2026

RIB

ROBERT IRVING BURNS