

# 8 IRON BRIDGE HOUSE

BRIDGE APPROACH, PRIMROSE HILL, NW1 8BD

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FOREST  
REAL ESTATE

**FOR SALE**

**915 SQ FT**

## Primrose Hill Office Investment

### Key Features

- Income producing investment
- Long leasehold (approximately 63 years unexpired)
- One allocated parking space
- Two minute walk of Chalk Farm Station (Northern Line)
- Air conditioned
- Set over second and third floors
- Modern air conditioned offices

**8 Iron Bridge House, Bridge Approach**  
Primrose Hill, NW1 8BD





## Description

This recently refurbished office accommodation at Iron Bridge House is arranged over the second and third floors and benefits from one allocated parking space.

The premises offer a high-quality working environment with air conditioning, secure code-controlled access with video intercom entry, gas central heating, shower facilities, WC accommodation, and a fitted kitchenette.

Ideally suited to a range of creative, professional, and office occupiers, the property combines characterful surroundings with excellent connectivity in the heart of NW1.

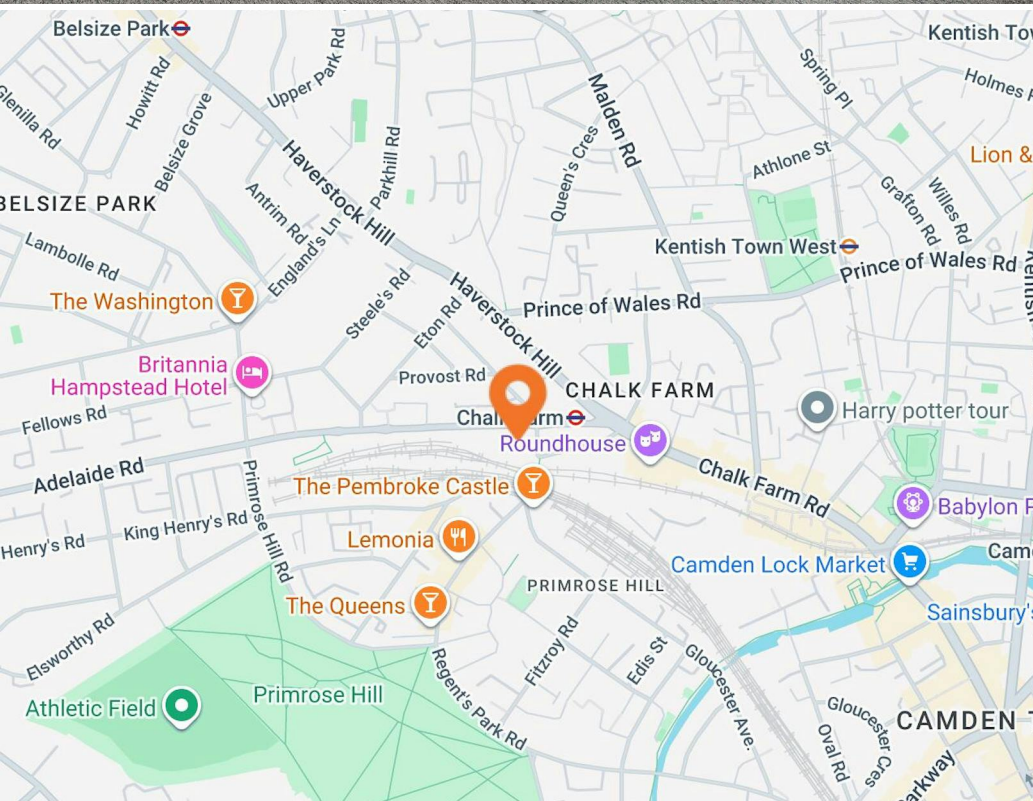
## Location

The property enjoys a prime location between the vibrant energy of Camden and the village charm of Primrose Hill. Situated just moments from Primrose Hill and approximately 140 yards from Chalk Farm Underground Station (Northern Line), the property offers excellent connectivity across London, alongside convenient access to several local bus routes. Residents also benefit from close proximity to the renowned Camden Market, the cafés, restaurants and independent boutiques of Chalk Farm Road, and the green open spaces of Primrose Hill.

## Investment

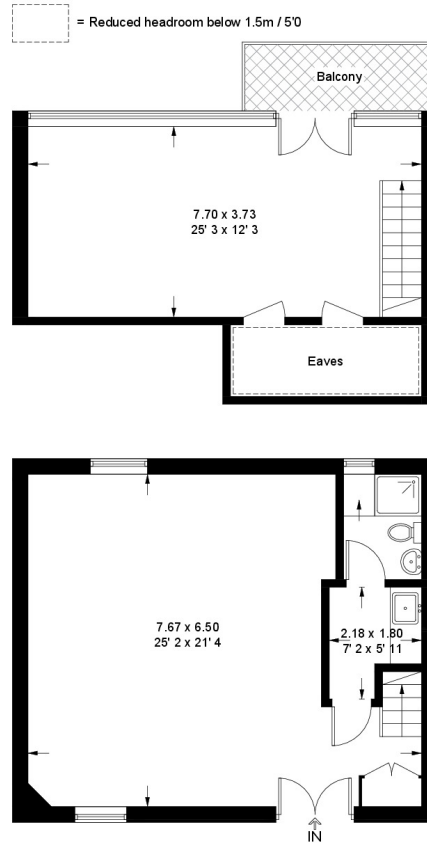
The property is held on a 99-year long leasehold interest from April 1990, with approximately 63 years unexpired.

The property is let to Link Britannia Limited on a Full Repairing and Insuring lease for a term of five years from June 2023, expiring in June 2028. The current passing rent is £24,000 per annum, with the benefit of a three-month rent deposit held by the landlord.





## 8 Iron Bridge House



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# Availability

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**Price** £295,000

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**Rates** N/A

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**Service Charge** N/A

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**VAT** Not applicable

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**EPC** On application

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# Contact

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