

2 & 3 IRON BRIDGE HOUSE

CAMDEN, NW1 8BD

FOREST

REAL ESTATE

TO LET

2,238 SQ FT

Choice of Two Modern Open Plan Offices With up to 4 Parking Spaces

Key Features

- 4 Parking Spaces
- Air Conditioning
- Private Kitchen & 2 WC's Per Unit
- Open Plan
- Private Rear Terraces
- Within a 2 minute walk of Chalk Farm Station (Northern Line)
- Gas Central Heating
- Exposed Brick Feature Wall
- Gated Business Estate
- Secluded Location
- Available Fitted or Not Fitted

View Virtual Tour

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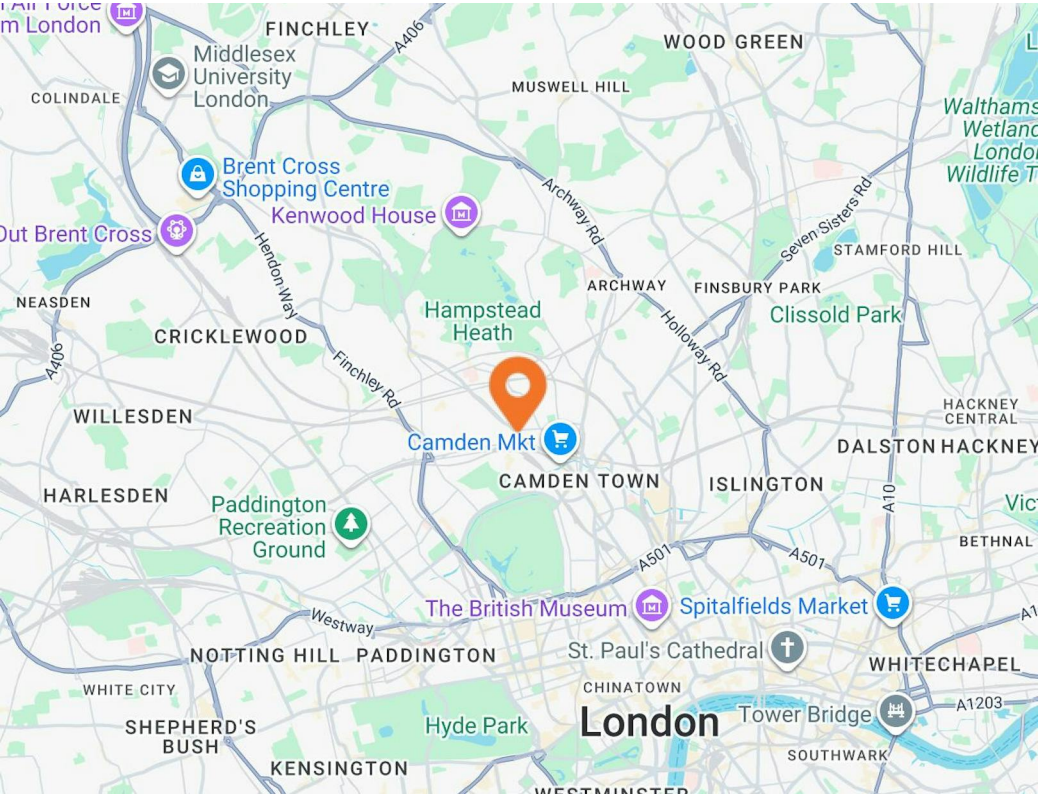

Description

Iron Bridge House is a thoughtfully designed office space situated within an elegant detached building, located in a secure and private gated development. Its contemporary design and high-quality features create an ideal working environment for businesses seeking a modern and professional setting.

The available offices are located on the ground floor and offer flexibility for tenants, as they can be leased either as a whole or as individual units, depending on your requirements. Unit 2 comes fully fitted with 16 workstations, providing a turnkey solution for immediate occupancy. In contrast, Unit 3 offers a blank canvas for customisation, complete with a stylish private meeting room that is perfect for client discussions or team collaboration.

Both units are equipped with essential amenities to enhance comfort and productivity, including a kitchenette, comfort cooling, two WCs and access to a private rear terrace.

Externally, each unit benefits from two dedicated parking spaces.

Location

Bridge Approach is located between Primrose Hill, Chalk Farm and Camden. Set within 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 and Camden.

History

Iron Bridge House, built in the late 20th century, was once home to the renowned Carlin Music. The company was a leading independent music publisher, representing an extensive catalogue of over 100,000 titles, including iconic songs such as "Back in Black" by AC/DC, "What a Wonderful World" by Louis Armstrong, and "I Got You (I Feel Good)" by James Brown.

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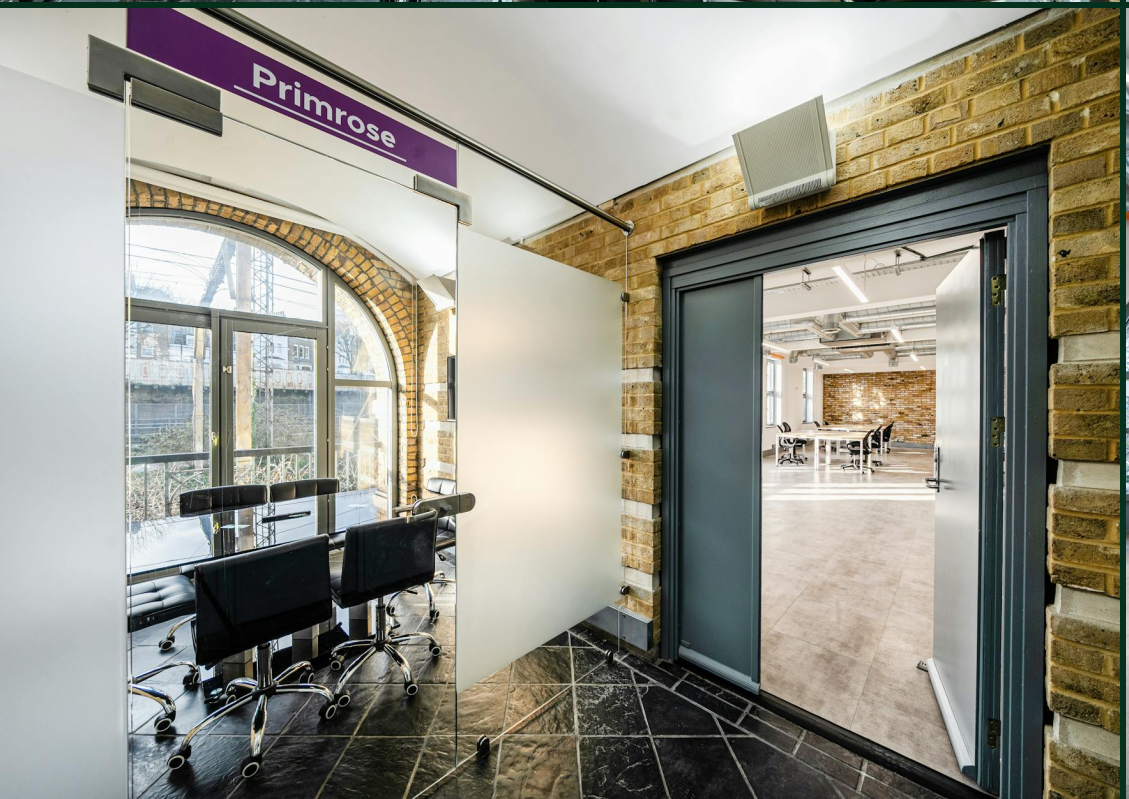
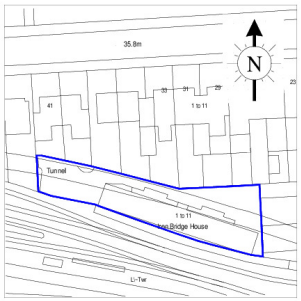

Primrose



Plans

Floor Layout

The OS Map show's the location of the property within the surrounding area.
The demise of the leased property is shown on the main, larger plan.



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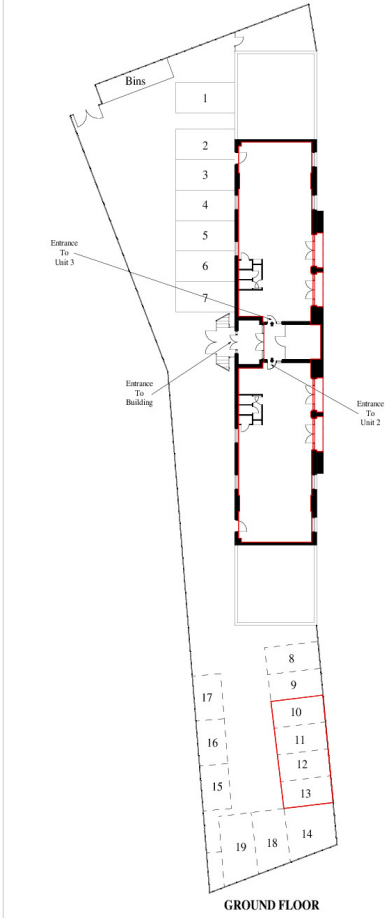

GROUND FLOOR

London Lease Plan
LAND REGISTRY COMPLIANT PLANS
Tel - 0208 248 1789
Email - info@londonleaseplan.com

UNIT 2 + 3, IRON BRIDGE HOUSE,
3 BRIDGE APPROACH,
LONDON, NW1 8BD

Print Guide : when printed correctly the line below will measure 5cm
0 1 2 3 4 5

LEASE PLAN
SCALE 1:350
PRINT AT A4
PLANS DRAWN:
APR 2021
V7

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year	Availability
Unit - 2	1,119	103.96	£53,152.50 /annum	£21,332.25 /annum	£4,379 /annum	£78,863.75	Let
Unit - 3	1,119	103.96	£53,152.50 /annum	£19,960 /annum	£4,470 /annum	£77,582.50	Let
Total	**2,238**	**207.92**				**£156,446.25**	

Lease	New Lease
Rent	£47.50 per sq ft
Rates	£19 per sq ft
Service Charge	£4 per sq ft
VAT	Not applicable
EPC	B (104)

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