

# 4 IRON BRIDGE HOUSE

## 3 Bridge Approach, Primrose Hill, NW1 8BD

**Available on a new lease - Iron Bridge House is an attractive detached building set within a private gated development.**

1,195 SQ FT

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## Summary

| | |
|---|---|
| **Available Size** | 1,195 sq ft |
| **Rent** | £41,825 per annum By way of a reverse premium |
| **Rates Payable** | £20,209.50 per annum<br>This property could benefit from transitional business rates relief. |
| **Service Charge** | £4,651 per annum |
| **VAT** | Not applicable |
| **EPC Rating** | D (77) |

## Key Features

- Available on a new lease direct from the Landlord
- 4 parking spaces
- Air conditioning
- Gated office complex
- Balcony & Terrace
- Glass partitioned office
- Secluded location
- Good natural light
- Open plan
- Directly between Primrose Hill & Camden

## Description

Iron Bridge House is a design led office in an attractive detached building set within a private gated development.

The office was designed and fitted out in the last couple of years that included new flooring, lighting, air conditioning, kitchen and WC's. The ground floor benefits from a partitioned meeting room and a terrace whilst the first floor is open plan with access to a private balcony and views overlooking iconic Roundhouse.

Numerous windows create an abundance of natural light throughout the property. Externally there 4 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.

## Viewings

Strictly through sole agent.

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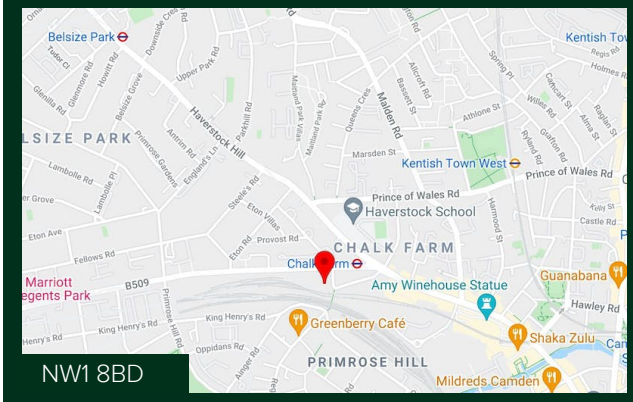


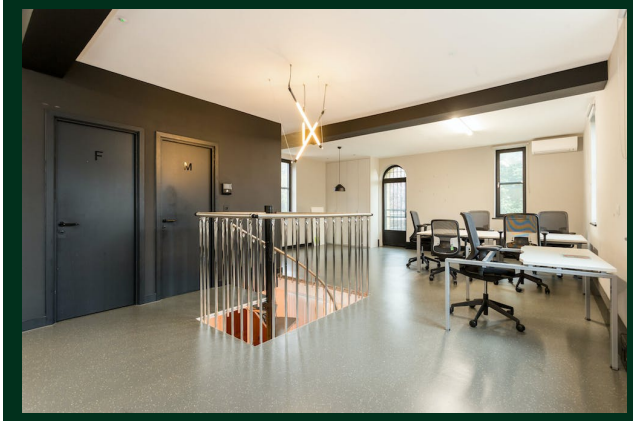



## Viewing & Further Information

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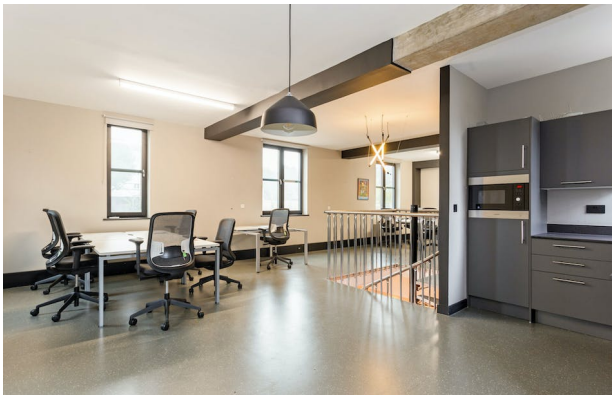











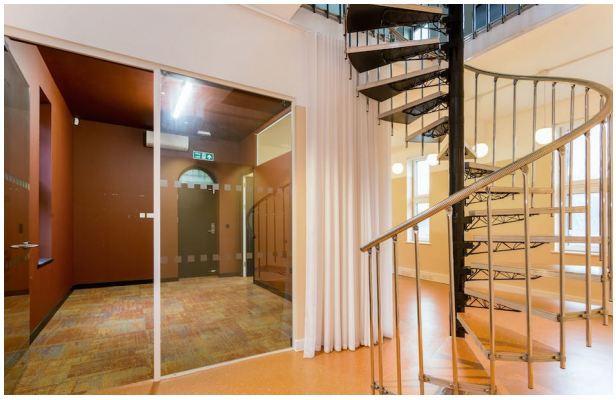







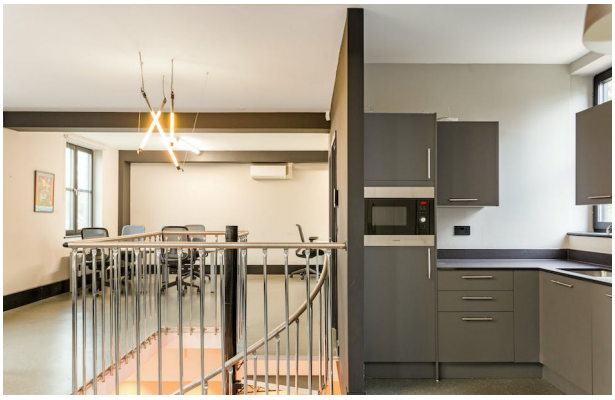

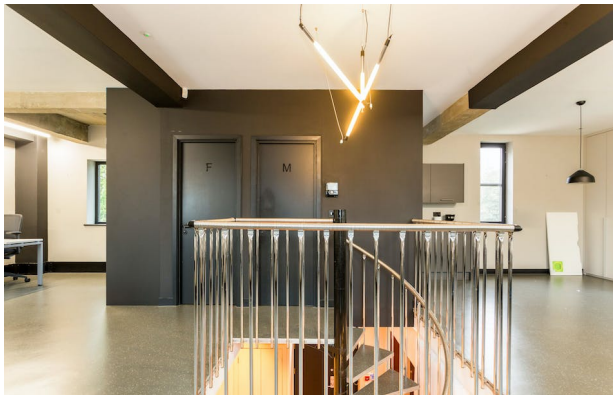
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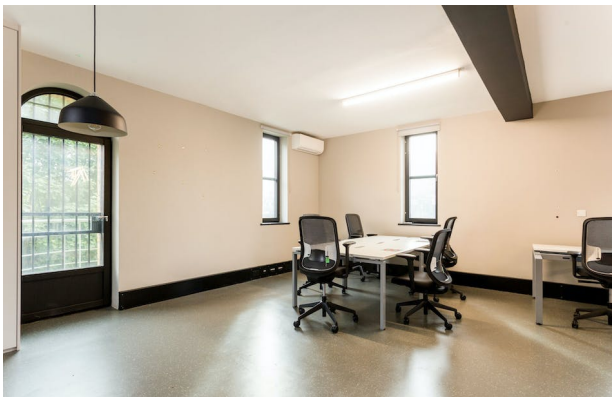



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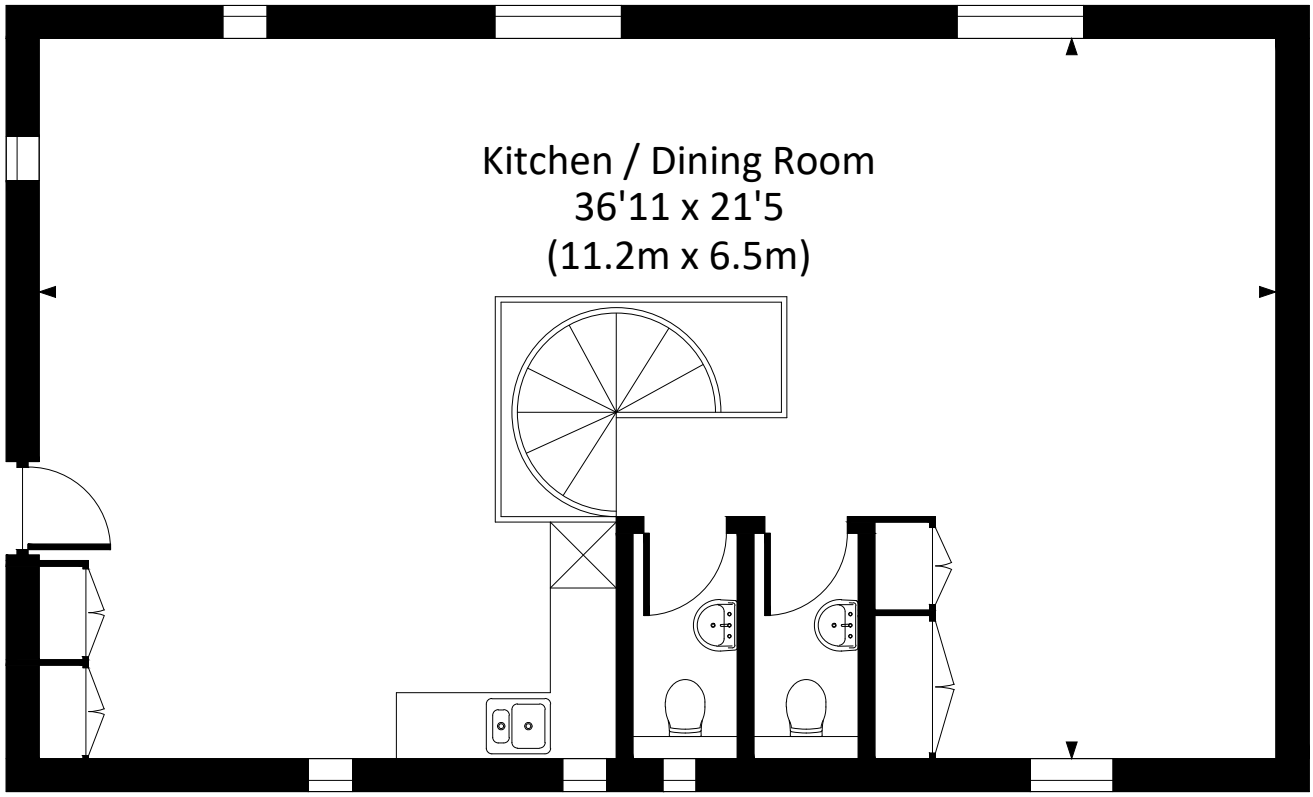
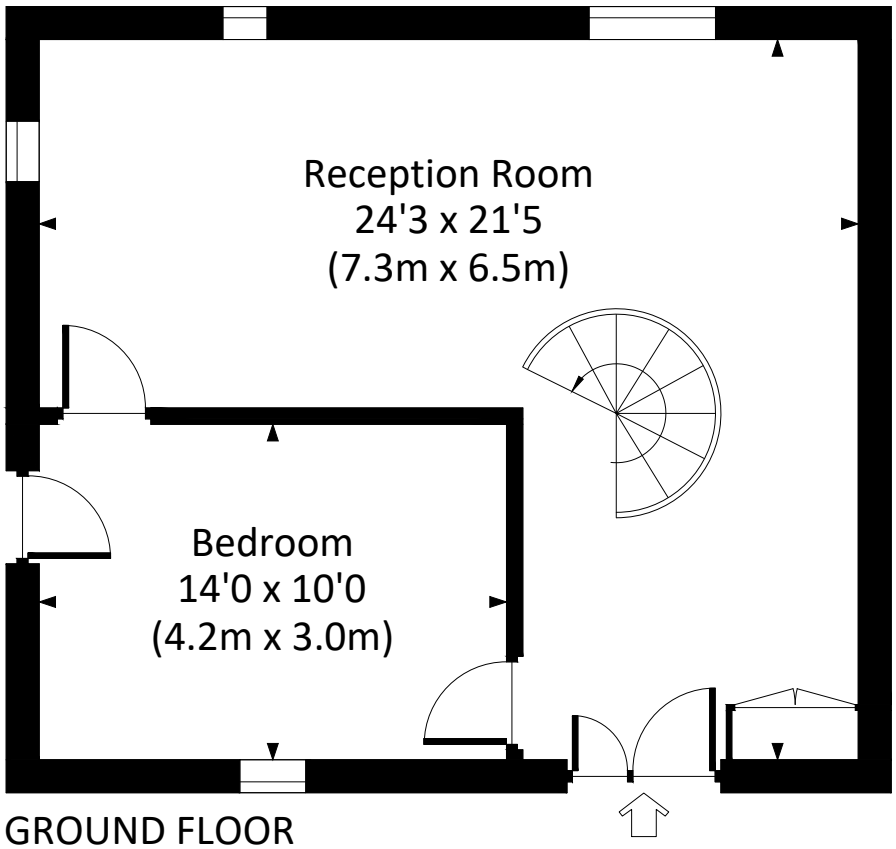
Approx. gross internal area
1322 Sq Ft. / 122.8 Sq M.




FIRST FLOOR




GROUND FLOOR

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