



SAVOY STEWART
COMMERCIAL PROPERTY

HEALTHCARE, OFFICES
TO LET

42 GLOUCESTER AVENUE

London, NW1 8JD



KEY POINTS

- > Gated Courtyard
- > Secure Bike Store
- > Excellent Natural Light
- > Newly refurbished
- > Air Conditioned

TENURE	TO LET
SIZE	1,951 SQ FT
RENT	£30 PER SQ FT
EPC	B

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

Gloucester Avenue offers mix of cafés, pubs, bars and restaurants with amenities directly below the office floors which include Gail's Bakery and the award winning Michael Nadra's restaurant.

Primrose Hill is a prime location with a village feel offering residents and commercial tenants a great mix of amenities, including cafés, restaurants, artisan shops and green spaces, all in under a ten minute walk.

Transport facilities are excellent with both Chalk Farm and Camden Town underground stations within 10 minutes walk.

ADDITIONAL INFORMATION

42 Gloucester Avenue has undergone a transformation to provide contemporary premium commercial space in Primrose Hill. The building features an external courtyard, leading to the refurbished reception area. All floors have been finished to a Cat A standard offering occupiers the opportunity to fit out their floors to suit individual needs.

The Ground and Mezzanine floors offer a unique self contained unit accessed directly off the main reception area which could be adapted to suit a variety of medical/ leisure uses and would be ideal for a Pilates Studio or Personal Training Gym.

In addition, the building has a secure cycle store and showers.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Mezzanine	822	76.37	Available
Ground	1,129	104.89	Available
Total	1,951	181.26	

ADDITIONAL SPACE

A further 9,360 sq ft is also available on 1st and 2nd floors.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents Savoy Stewart or Edward Charles and Partners.

RENT

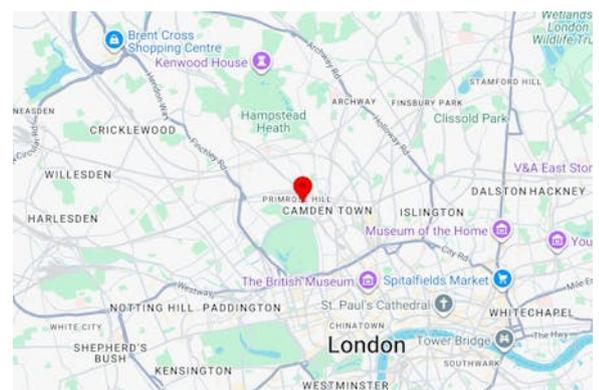
£30 per sq ft

BUSINESS RATES

To be assessed

SERVICE CHARGE

£8.10 per sq ft



VIEWING & FURTHER INFORMATION



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