

UNIT 8

Iron Bridge House, Bridge Approach, London, NW1 8BD

Recently Refurbished Office With 1 Parking Space

915 SQ FT

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Summary

Available Size	915 sq ft
Rent	£26,500 per annum
Rates Payable	£12,974 per annum
Service Charge	£2,600 per annum
VAT	Not applicable
EPC Rating	D (96)

Key Features

- 1 allocated parking space
- Within a 2 minute walk of Chalk Farm Station (Northern Line)
- Air conditioning
- Shower, WC, and kitchenette
- Video intercom
- Within a 5 minute walk of Camden Market
- Gas central heating
- Eaves storage

Description

This recently refurbished office in Iron Bridge House is set over the second and third floor and includes one allocated parking space.

Occupiers would benefit from air conditioning, code controlled access with video intercom, gas central heating, a shower, WC, and kitchenette facilities.

This property would suit a variety of creatives, professionals, and office occupiers.

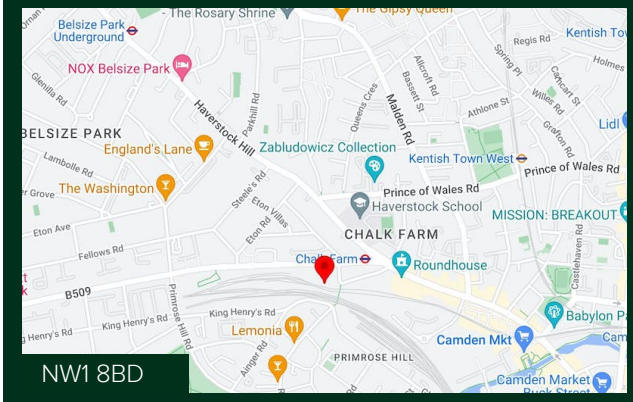
Location

This property is situated just outside of Primrose Hill and around 140 yards from Chalk Farm Station (Northern Line) and provides easy access to a number of local bus routes. Iron Bridge House also provides easy access to Camden Market and the numerous amenities on Chalk Farm Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	541	50.26
3rd	374	34.75
Total	**915**	**85.01**







Viewing & Further Information

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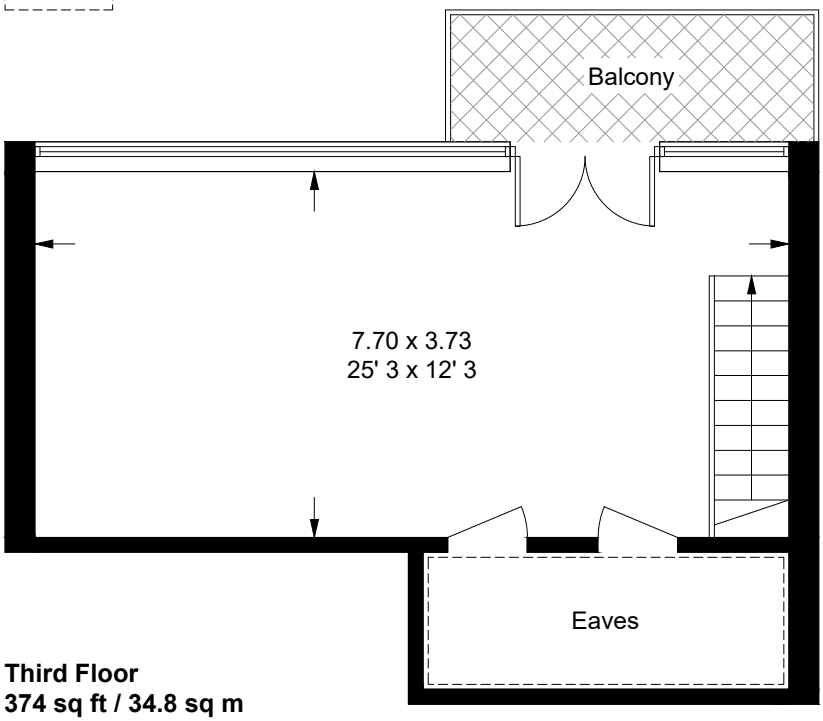
Iron Bridge House

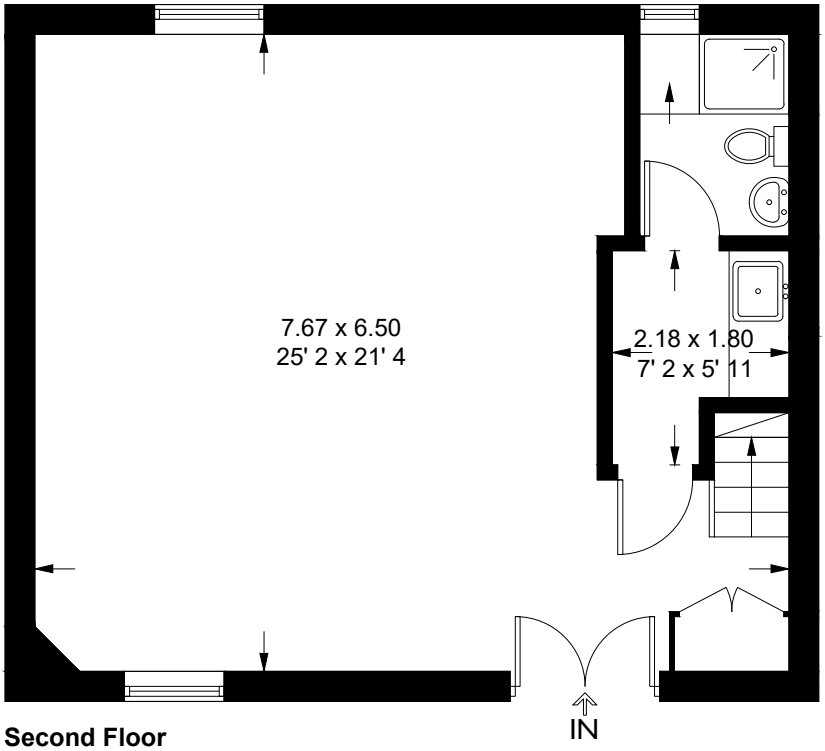
Approximate Gross Internal Area = 864 sq ft / 80.3 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 51 sq ft / 4.8 sq m
Total = 915 sq ft / 85.1 sq m

N

= Reduced headroom below 1.5m / 5'0



Third Floor
374 sq ft / 34.8 sq m
(Including Reduced Headroom / Eaves)



Second Floor
541 sq ft / 50.3 sq m

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