



**STIRLING
ACKROYD**

FOR SALE

**36 Gloucester Avenue,
London, NW1 7BB**

4,304 sq ft

**Ground Floor Office In
The Heart Of Primrose
Hill**



VIDEO TOUR

stirlingackroyd.com



Description

Gloucester Avenue provides a well-presented office accommodation within an attractive characterful building, offering a practical mix of open plan workspace, private offices and meeting rooms.

The space benefits from excellent natural light throughout, air conditioning, a dedicated reception and breakout area, kitchenettes, private WC facilities and a combination of timber and contemporary flooring.

With the existing fit-out already providing a strong balance between collaborative working areas and quieter private rooms, the property would suit a wide range of professional, creative and design-led occupiers seeking an office that is ready for occupation by July 2027.

Tenure: the combination of two long leasehold titles sold together, approximately 96 years unexpired (125 years (less 3 days) from 1 July 1997) with peppercorn ground rent.

Key points

- Available From June/July 2027 - Earlier Occupation May Be Possible By Arrangement
- Multiple Office Suites & Meeting Rooms
- Communal Kitchenettes & WCs
- Air Conditioning Throughout
- Moments From Camden Town & Chalk Farm Underground Stations
- Tenure: Two Long Leasehold Titles Sold Together, Approximately 96 Years Unexpired (Peppercorn Ground Rent)



Location

36 Gloucester Avenue is located in the heart of Primrose Hill, one of North West London's most sought-after neighbourhoods, positioned between Camden, Regent's Park and Swiss Cottage. The area offers an excellent mix of independent cafés, restaurants, shops and local amenities, while the green open spaces of Primrose Hill and Regent's Park are both within easy reach.

The property is well connected, with Chalk Farm and Camden Town Underground stations nearby, together with numerous bus routes providing convenient access across Central London. The surrounding area is popular with creative, media and professional occupiers, offering an attractive working environment with the benefit of strong transport links and a vibrant local amenity offering.

Transport Links



Camden Town 0.3 Miles



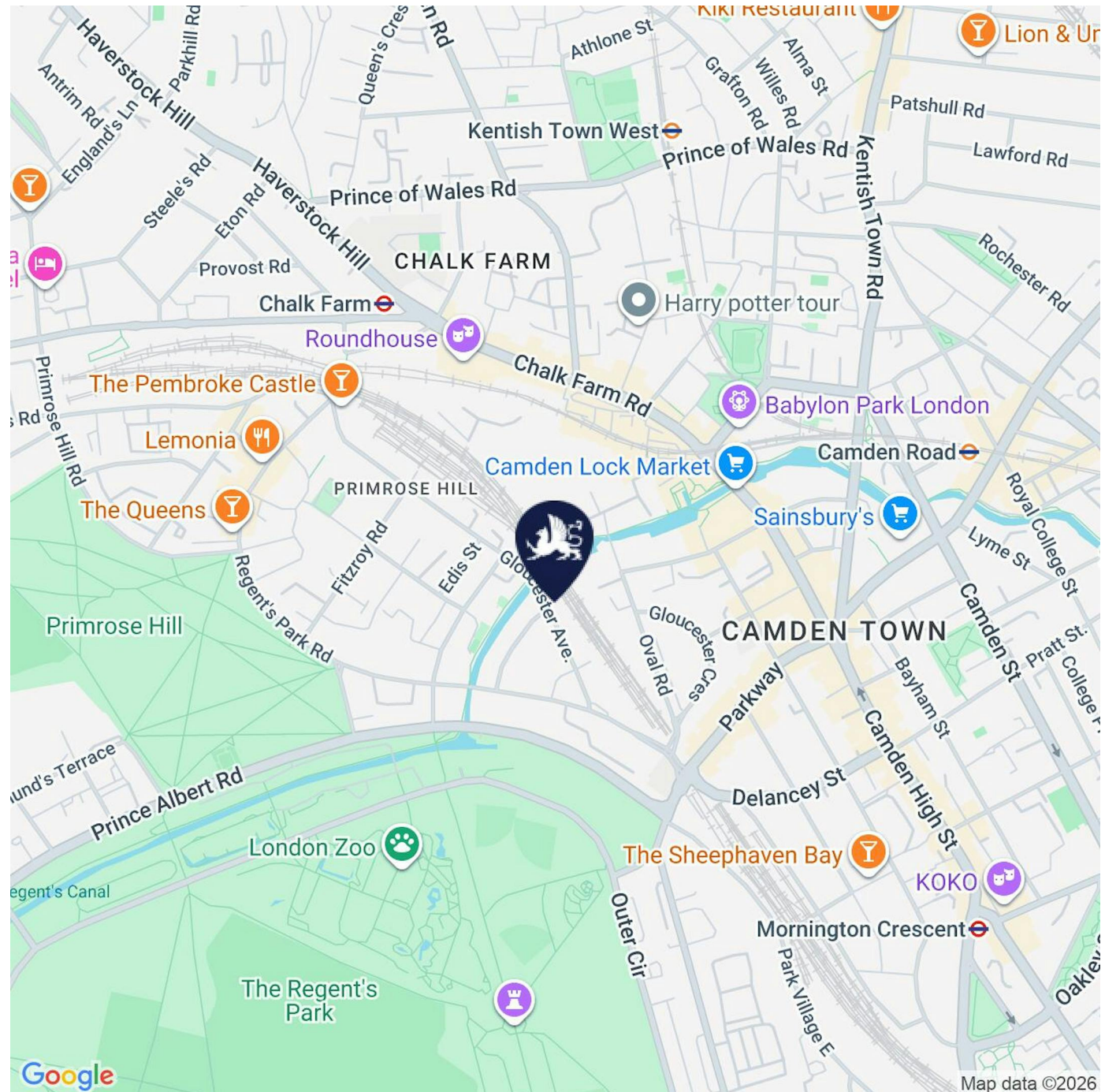
Chalk Farm 0.4 Miles

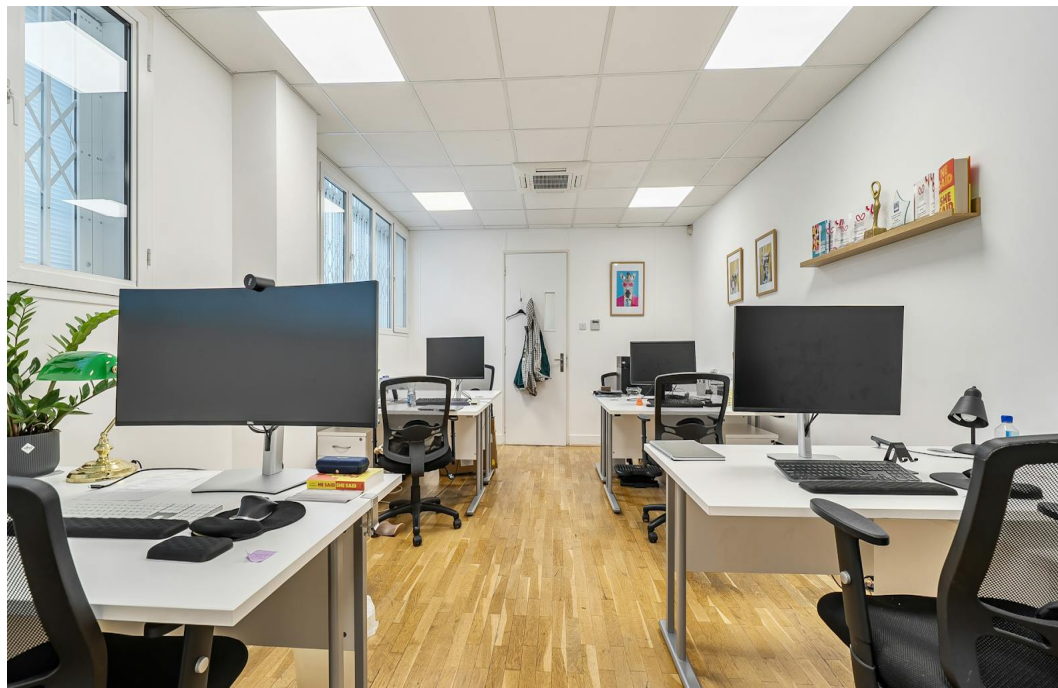


Camden Road 0.5 Miles



Kentish Town West 0.5 Miles





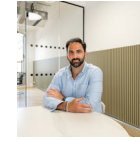
Accommodation

Name	sq ft	sq m	Availability
Ground	4,304	399.85	Available

Rents, Rates & Charges

Price	Offers in the region of £2,150,000
Rates	On application
Service Charge	£4,000 per annum The leases fix the share at 11% of total expenditure for the North Wing and 9% for the South Wing, and the service charge year runs 25 March to 24 March.
VAT	Not applicable
EPC	B

Viewing & Further Information



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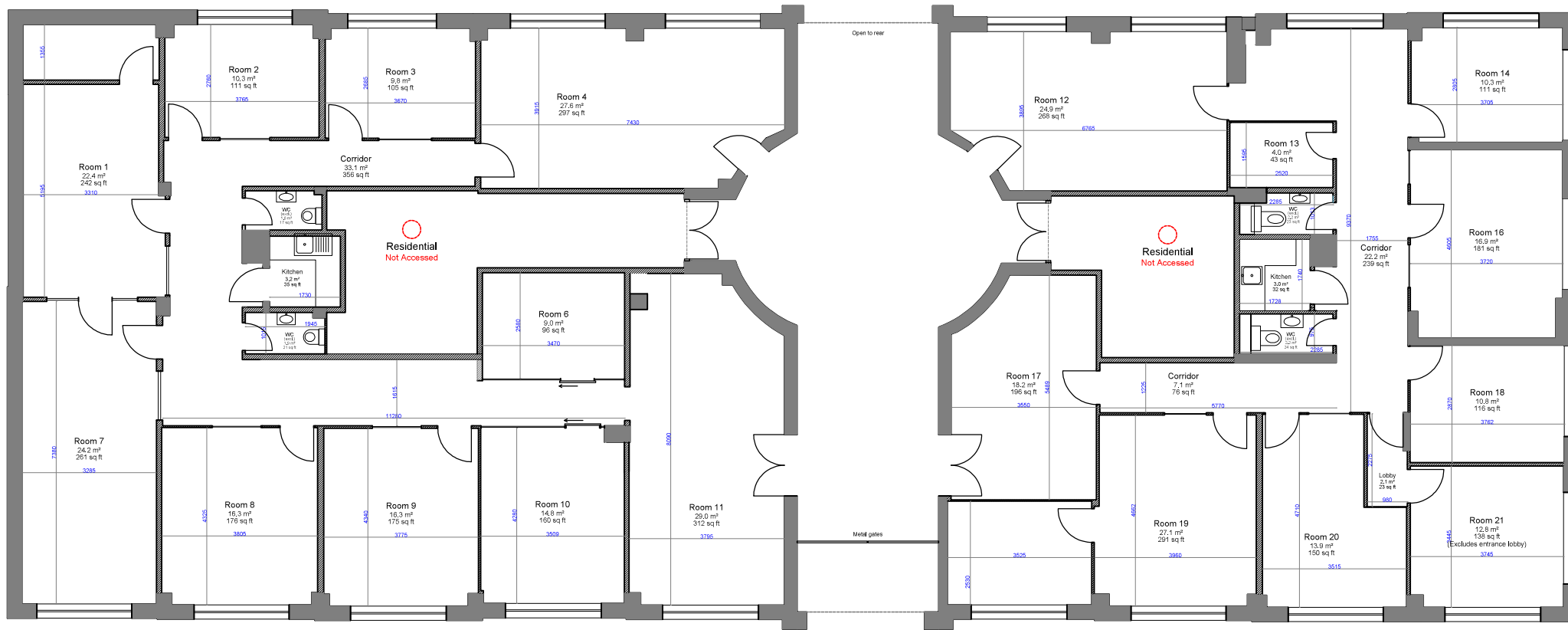


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Ground Level

North Block

ENTRANCE

South Block



The Vineyards

36 Gloucester Avenue
London
NW1 7BB

Date	Revision	Project Number	Description	Rev
01/10/2026	01	26.08.3718	Property Survey	0/1

Drawing Name
Ground Level Floor Plan

REFERENCES

sterlingtemple

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