8 IRON BRIDGE HOUSE

BRIDGE APPROACH, PRIMROSE HILL, NW1 8BD

FOREST
REAL ESTATE

FOR SALE

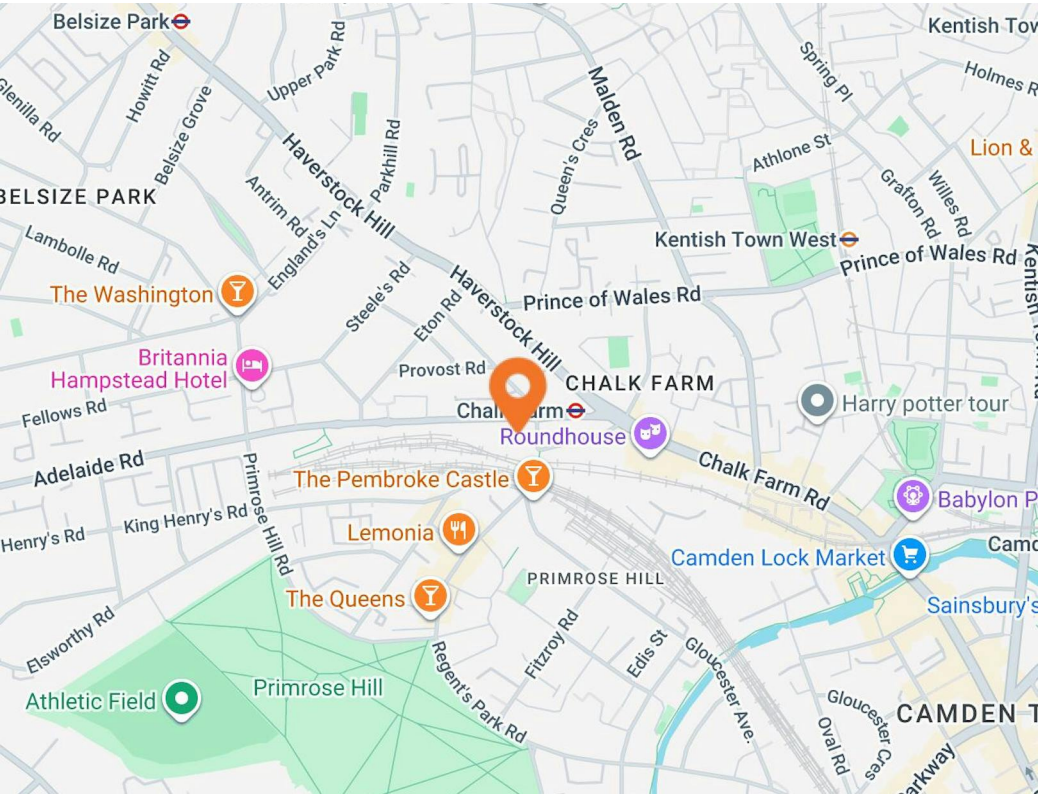
915 SQ FT

Primrose Hill Office Investment

Key Features

- Income producing investment
- One allocated parking space
- Air conditioned
- Modern air conditioned offices
- Long leasehold (approximately 63 years unexpired)
- Two minute walk of Chalk Farm Station (Northern Line)
- Set over second and third floors

8 Iron Bridge House, Bridge Approach
Primrose Hill, NW1 8BD



Description

This recently refurbished office accommodation at Iron Bridge House is arranged over the second and third floors and benefits from one allocated parking space.

The premises offer a high-quality working environment with air conditioning, secure code-controlled access with video intercom entry, gas central heating, shower facilities, WC accommodation, and a fitted kitchenette.

Ideally suited to a range of creative, professional, and office occupiers, the property combines characterful surroundings with excellent connectivity in the heart of NW1.

Location

The property enjoys a prime location between the vibrant energy of Camden and the village charm of Primrose Hill. Situated just moments from Primrose Hill and approximately 140 yards from Chalk Farm Underground Station (Northern Line), the property offers excellent connectivity across London, alongside convenient access to several local bus routes. Residents also benefit from close proximity to the renowned Camden Market, the cafés, restaurants and independent boutiques of Chalk Farm Road, and the green open spaces of Primrose Hill.

Investment

The property is held on a 99-year long leasehold interest from April 1990, with approximately 63 years unexpired.

The property is let to Link Britannia Limited on a Full Repairing and Insuring lease for a term of five years from June 2024, expiring in June 2029. The current passing rent is £24,000 per annum, with the benefit of a three-month rent deposit held by the landlord.

ION BRIDGE HOUSE
Please use hand sanitiser
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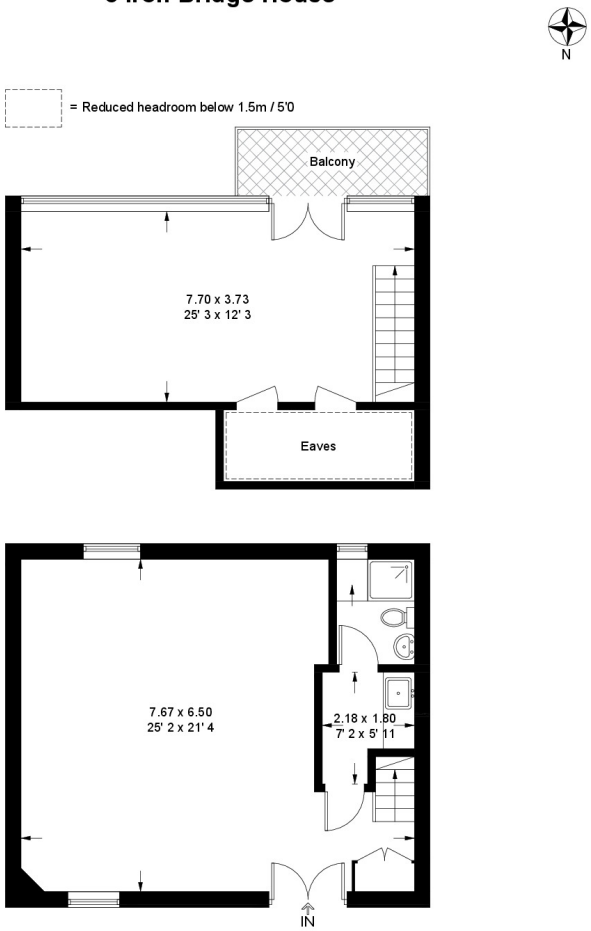
ION BRIDGE HOUSE

Plans

Floor Layout

8 Iron Bridge House



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Availability

Price	£295,000
Rates	N/A
Service Charge	N/A
VAT	Not applicable
EPC	On application

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