



GILMARTIN LEY

Exceptional Courtyard Office Building Primrose Hill, London NW1

**Building D, Berkeley Works
Berkley Grove (off Berkley
Road),
Primrose Hill,
LONDON, NW1 8XY**



Area

Net Internal Area: 89 sq.m. (962 sq.ft.)

Rent

Offers in excess of £35,000 per annum (approx. £2,917 monthly) subject to contract



Property Description

The premises comprise a detached Victorian two storey brick built former stable building under a pitched slate roof, with the benefit of an oversized garage for storage and/or car parking.

The accommodation has been recently refurbished to a high standard, providing modern design open plan offices set within a unique character property. It has been used for office purposes in recent years but may be suitable for a variety of commercial uses, subject to the necessary consents.

- > Attractive Spiral Stairway
- > Gas Central Heating
- > Alarm
- > Fitted Designer Kitchen
- > Toilet & Shower
- > Oversized Garage



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Office	33.76	363	
Kitchen	4.78	51	
First Floor Office	55.97	602	
Shower/Toilet			

Property Location

The premises are situated in a mainly residential area about a quarter of a mile from Primrose Hill and some 200 yards from shops, restaurants, cafes and bars on Regent's Park Road. It is accessed from a gated private courtyard situated at the north end of Berkley Grove, which is a cul-de-sac.

The area is well served for public transport. Chalk Farm London Underground Station (Northern Line) and Swiss Cottage London Underground Station (Jubilee Line) are less than a quarter of a mile and approximately half a mile from the subject premises, respectively.

2010 Rateable Value £25750.00

Estimated Rates Payable £11149 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease on flexible terms to be agreed.

The Landlord will require a personal guarantee from any Tenant taking a lease.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Camden

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/21564>
Energy Performance Certificate

Last Updated: 23 Aug 2014

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Our ref: 21564

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

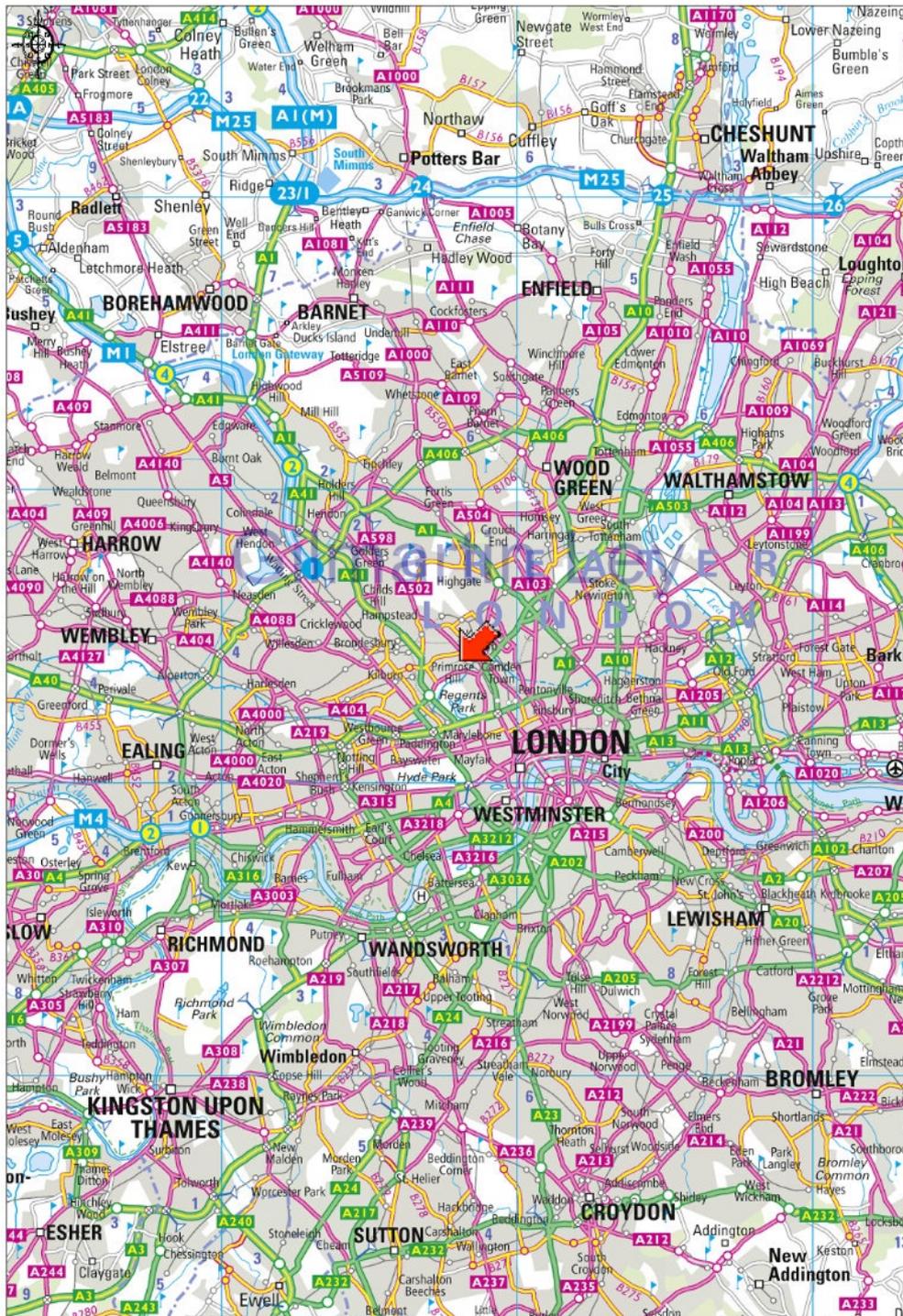
Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



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