

42 Gloucester Avenue London, NW1 8JD

Entire 1st Floor
4,221 Sq Ft / 392.14 Sq M

LOCATION

The building is located on the eastern side of Gloucester Avenue opposite the junction with Princess Road. Camden Town & Chalk Farm Station are both within a 10 minute walk of the property. Camden Road station is under 15 minutes' walk from the property which will give access to the London Overground Line.

The property is close to the retail and leisure facilities in which is situated in Camden and within close proximity with the boutiques shop and cafes in Primrose Hill.

DESCRIPTION

The 1st floor is split into 2 large areas which currently benefits from 6x meeting rooms, demised kitchen & WCs. The remainder of the space is open plan and provides superb natural light throughout.

AMENITIES

Demised WCs	Chilled Beam System
Audio entry system	Manned Reception
Lift	Great transport links
Raised Floor	Bicycle Racks
Fibre In The Building	Demised Kitchen
Open Plan Office	Excellent Natural Light



TERMS

A new lease direct from the Freeholder for a term to be agreed.

RENT

£53.50 per sq ft per annum

RATES

£20.00 per sqft (2017/2018)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

Circa. £11.50 per sq ft



**42 Gloucester Avenue
London, NW1 8JD**

EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available September 2018

Viewings by arrangement through sole agents:-

Jake Doffman
jdoffman@nobleharris.co.uk
020 7291 6144
079 0408 2118

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Matthew Noble
mnoble@nobleharris.co.uk
020 7291 6142
079 8099 1214

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.