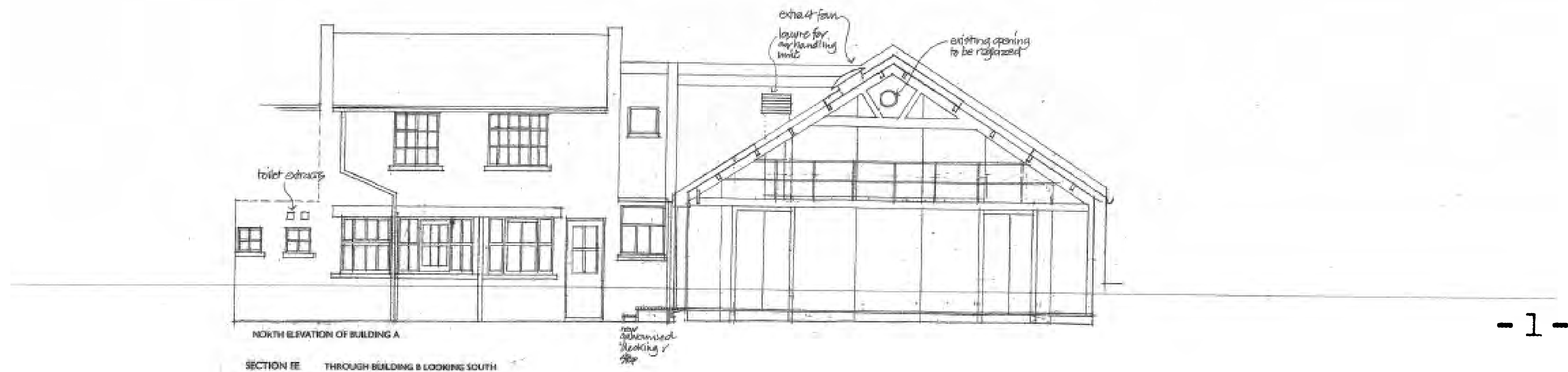


Berkley Works

Berkley Grove,
London NW1 8XY





To Let

Self-contained premises in the heart of primrose hill

Suitable for business class E

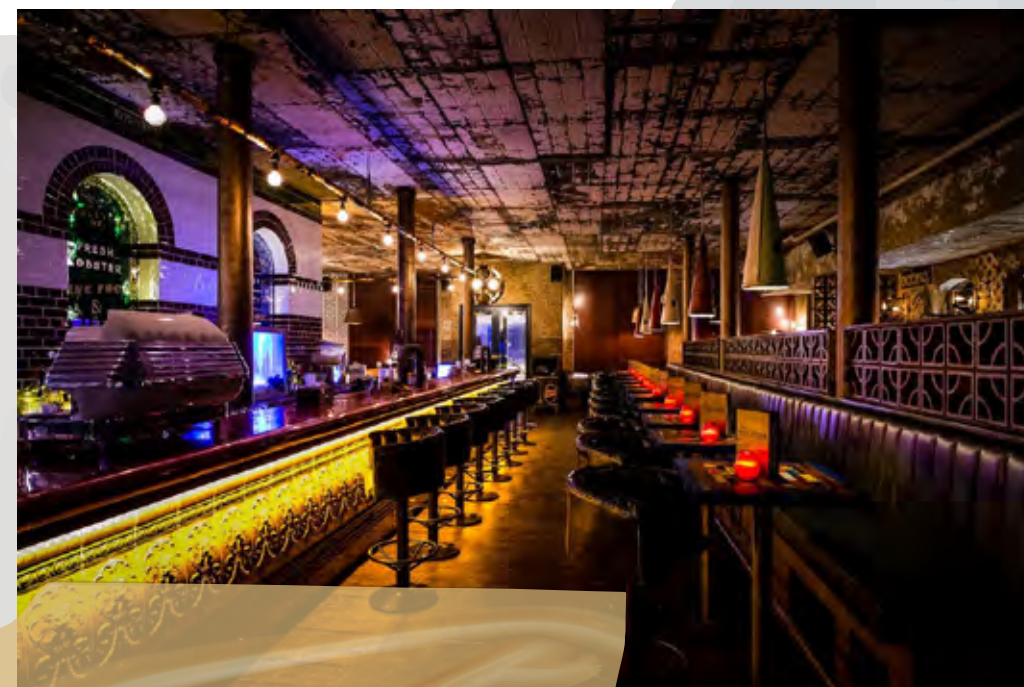
Please note floor has been cleared with the use of AI.
There is parquet flooring currently in the premisses.

Location

The building is set within a beautiful quiet mews off Berkley Road. Close to the junction with Regent's Park Road in the heart of Primrose Hill, Unit D has access to a vast range of amenities from high end restaurants such as Odette's and the Greenberry, to great shopping and leisure such as The Cowshed and Space NK to name a few. The property is well connected and is approximately 0.3 miles from Chalk Farm underground station (Northern line).



The Black Cow



Blues Kitchen



Lemonia



Comedy in the Eye



Cafe Koko



Mildred's



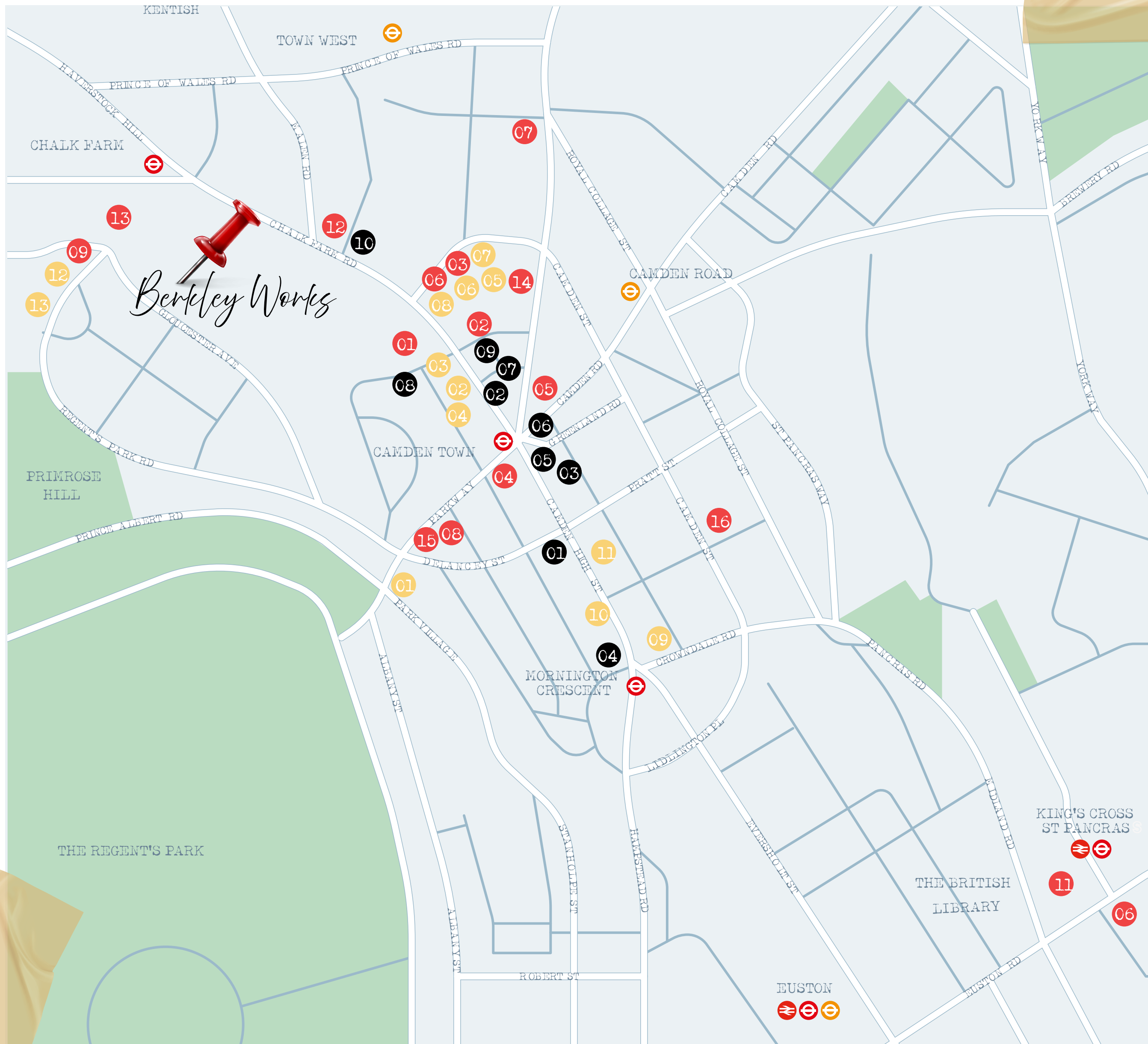
Luminary Bakery



Greenberry



Camden Boxing Club



Local amenities

RESTAURANTS

- | | |
|-----------------------|--------------------|
| 01 The York & Albany | 08 The Black Cow |
| 02 Hala Wala | 09 CafeKOKO |
| 03 Mildreds | 10 La Patagonia |
| 04 Hache Burgers | 11 LUMI Camden |
| 05 True Romance Pizza | 12 Greenberry Cafe |
| 06 Flip & Sear | 13 Lemonia |
| 07 DZRT Camden | |

BARS

- | | |
|----------------------|------------------------|
| 01 The Blues Kitchen | 06 The Underworld |
| 02 Electric Ballroom | 07 Simmons Bar |
| 03 Brewdog Camden | 08 All About Eve |
| 04 Blacklist Lounge | 09 The Devonshire Arms |
| 05 The Black Heart | 10 The Monarchy Bar |

LIFESTYLE

- | | |
|---------------------------------|--------------------------|
| 01 Camden Lock Market | 09 Cowshed |
| 02 Camden Market
Buck Street | 10 The Standard Hotel |
| 03 Hawley Wharf | 11 The Renaissance |
| 04 Jazz Cafe | 12 Luminary Bakery |
| 05 Comedy in your Eye | 13 Fierce Grace Hot Yoga |
| 06 Babylon Park Camden | 14 Camden Boxing Club |
| 07 Mission: BREAKOUT | 15 Circuit Society |
| 08 Jewish Museum London | 16 F45 Training |

Description

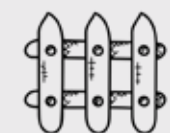
The property is comprised of two, two storey Victorian brick buildings which are connected via what would have been an old warehouse. The warehouse section of the demise benefits from superior ceiling height (5.42m), a lovely parquet wooden floor and also has a mezzanine viewing/display platform. There is a large kitchen on the ground floor and also a tea point in the neighbouring building. Both 1st floor levels are currently being used as meeting rooms and open plan office space. There is a quaint private courtyard that is for shared use with the two other occupants in the development.



Specifications



Self-contained Period Building



Access to Shared Courtyard



Superior Ceiling Height
(5.42m at highest point)



Wooden Parquet flooring



Mezzanine Viewing Platform



Large Kitchen



Private WC's

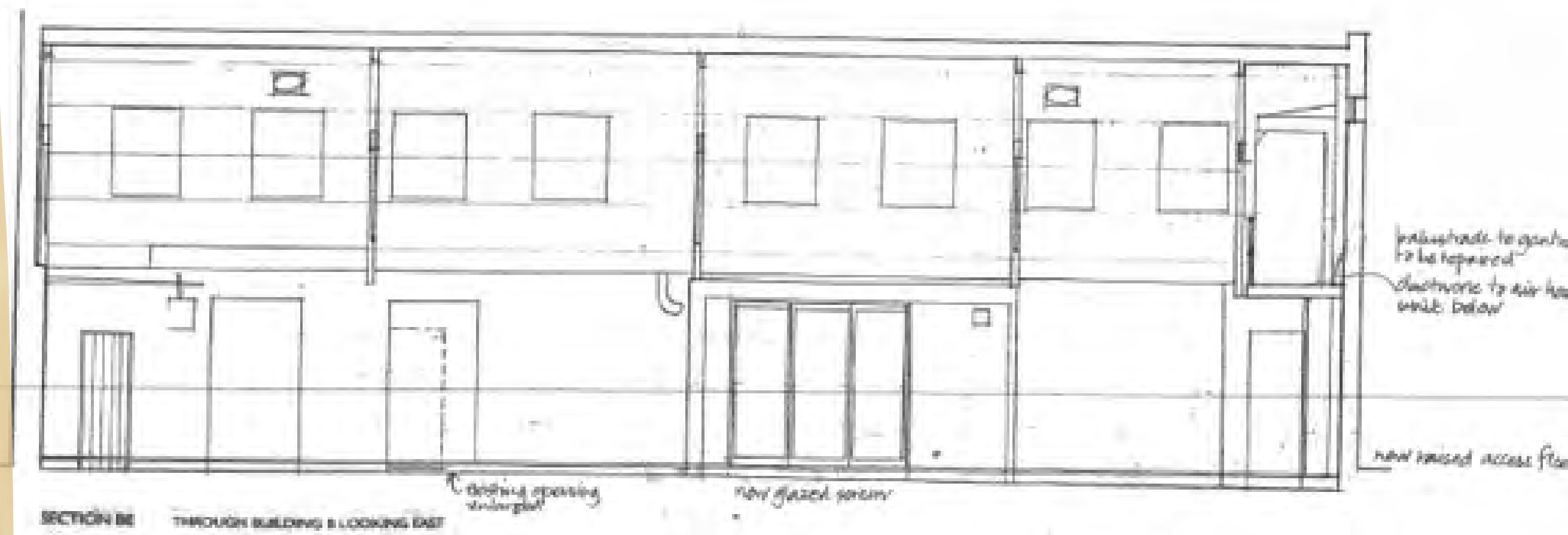


Shower



SECTION AA THROUGH BUILDING A & THE NEWS LOOKING WEST

EAST ELEVATION OF BUILDING C



SECTION BB THROUGH BUILDING B LOOKING EAST

industrial to granite to be tapered electronic to air lock with below

new raised access floor



Gallery

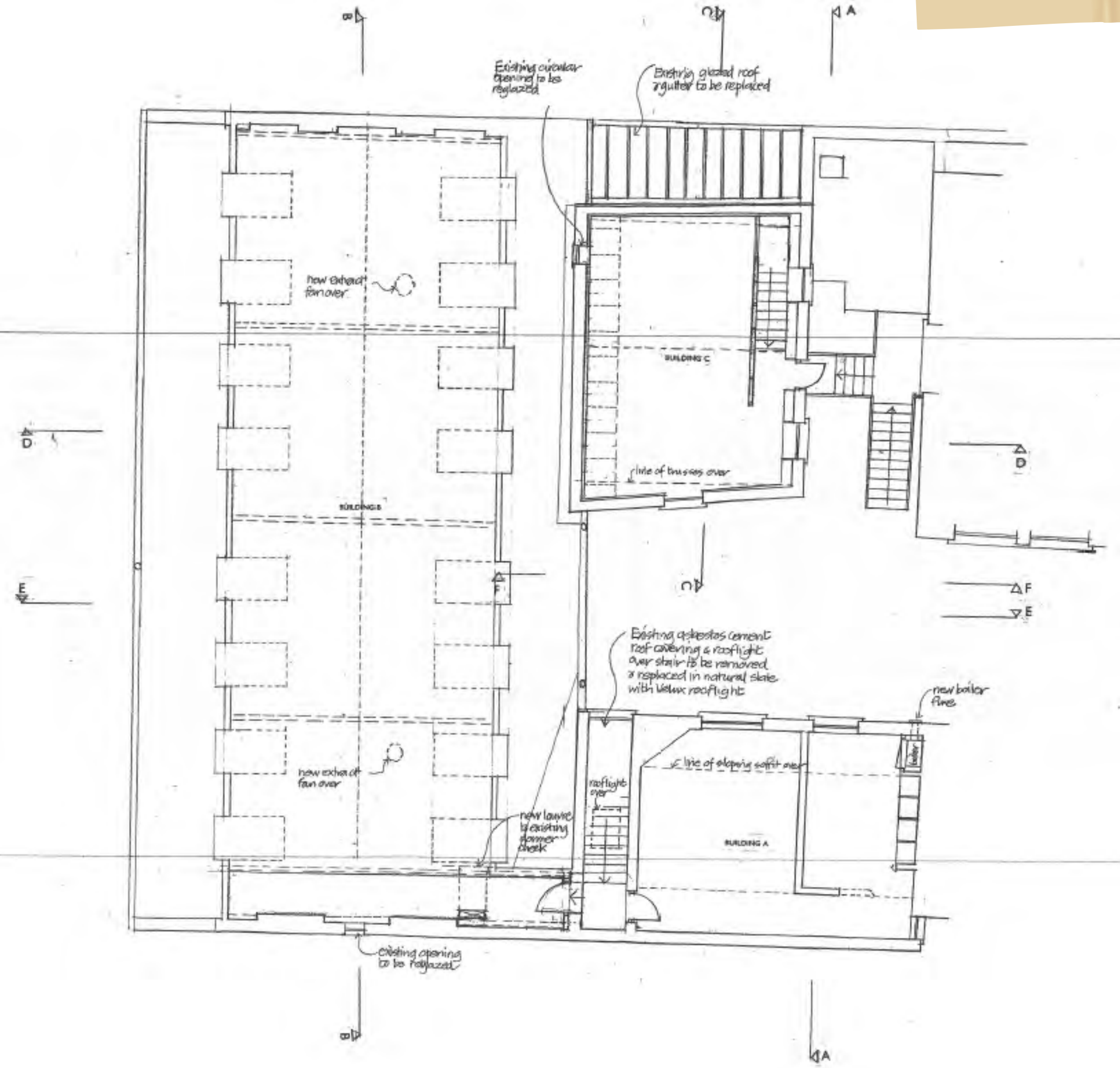
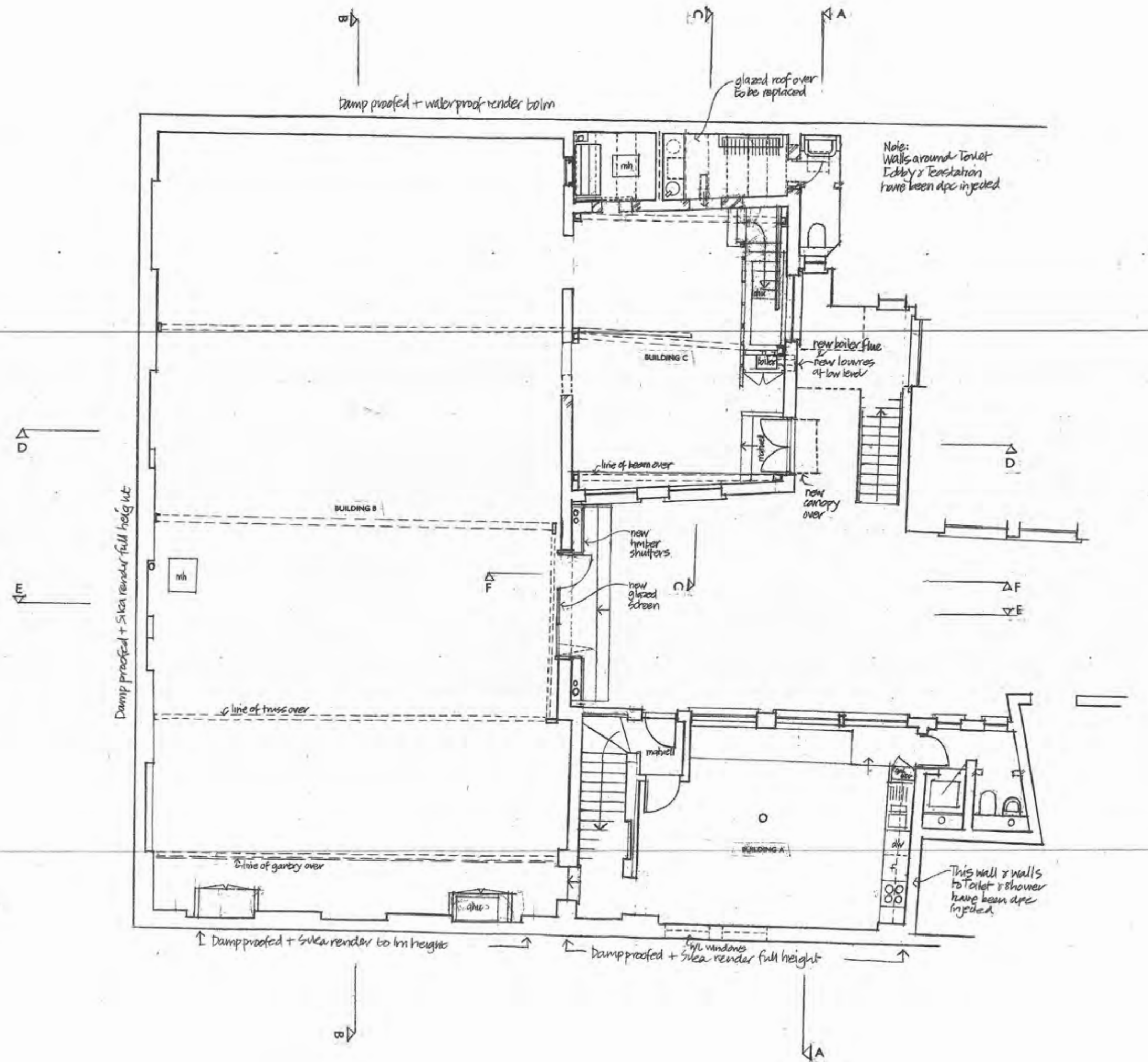
93€



3,259 sq ft available

PROPERTY	BERKLEY WORKS, BERKLEY GROVE (UNITS A,B & C)
USE	GLASS E
AREA	PRIMORSE HILL
SIZE (SQ.FT)	3, 259
QUOTING RENT (P.A.) EXCL.	£135,000
SERVICE CHARGE	£64,512
ESTIMATED RATES PAYABLE (P.A.)	TBC
ESTIMATED OCUPANCY COST(P.A)	£199,512

Floor Plans



LEASE A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION Upon completion of legal formalities.

LEGAL COSTS Each party is to be responsible for their own legal costs.

EPC Available on request.

FLOOR PLANS Scaled floor plans available on request.

VAT Not elected for VAT

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

April 2024