

**PRIMROSE HILL COURTYARD** NW3

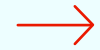
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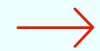


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# SCHEME



Unique in both its location and its design, the Primrose Hill Courtyard development is a creative hub offering a campus-like workspace in the heart of Primrose Hill.

Combining period industrial character with the practical requirements of the flexible modern workplace, the four buildings that make up the development are linked by a communal courtyard and total **28,000 sq ft**.







Exterior courtyard



Building 3 - 1st floor





Building 2 - 1st floor



Building 3 - 2nd floor balcony





# Summary Specification

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## GATED ENTRANCE

Providing discreet security, yet simple to access Primrose Hill Courtyard's private gated entrance has its own porters lodge.

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## PRIVATE COURTYARD

Outside spaces like this are vital for worker wellbeing, yet often hard to secure in central London.

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## CONTEMPORARY FACILITIES

The buildings feature raised floors for efficient and discreet cable management and exposed air-conditioning in line with contemporary design trends.

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## OUTDOOR TERRACES

Al fresco breakout areas, ideal for informal meetings or somewhere to enjoy downtime.

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## CYCLE HUB

As befits a city of cyclists, Primrose Hill Courtyard has ample bike spaces and shower facilities.

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## ENVIRONMENTALLY AWARE DESIGN

The development is BREEAM rated excellent and fitted with solar-controlled glass.

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Building 3 - 1st floor





Building 1 - 1st floor



Building 3 - Rear exterior

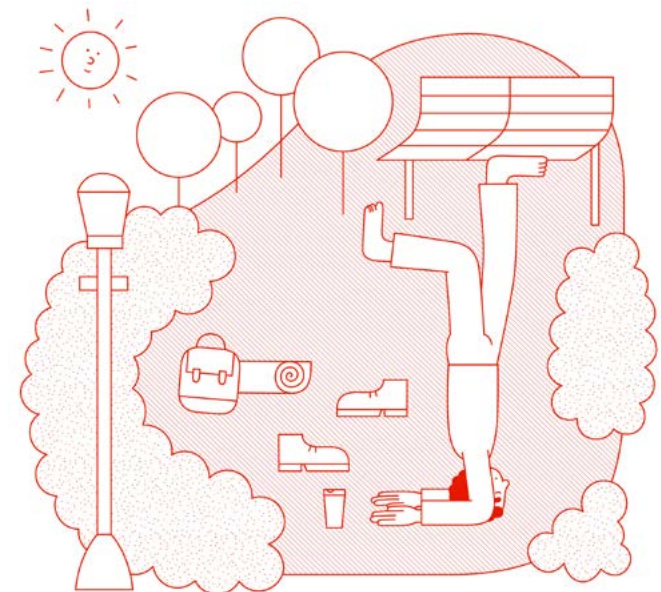


# LOCATION





Primrose Hill Courtyard is discreetly tucked away on Erskine Road, but just moments from the vibrant Regent’s Park Road, with its upscale shopping and the wide open spaces of Primrose Hill and Regent’s Park. A five-minute walk from Chalk Farm Underground station, the Courtyard is just 10 minutes by tube from Oxford Circus and just seven from King’s Cross and St Pancras International.



# Transport map

## Chalk Farm

- Northern line

## Camden Town

- Northern line

## King's Cross

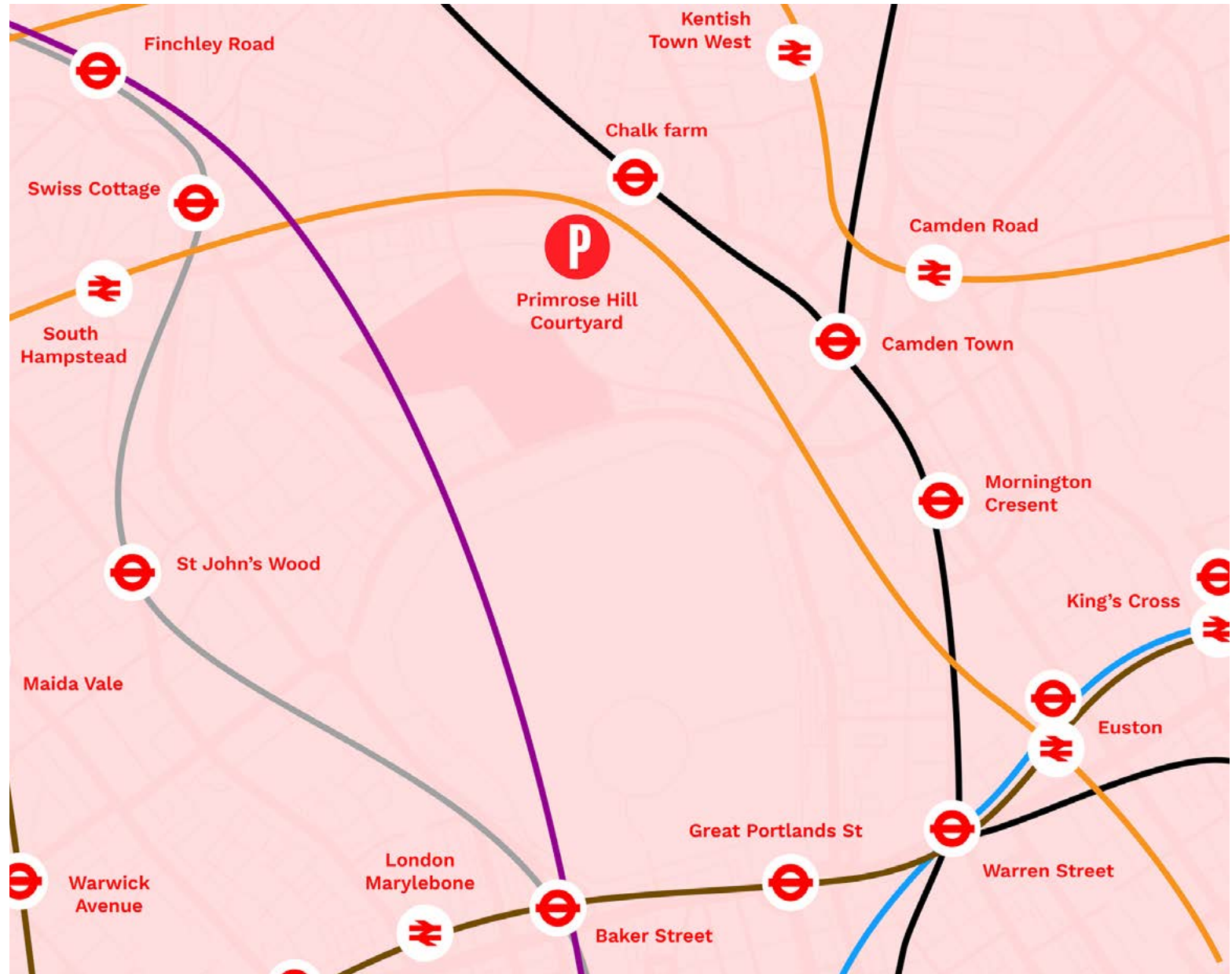
- Victoria line
- Northern line
- Hammersmith & City line
- Circle line
- Piccadilly line
- Metropolitan line

## Euston

- Northern line
- Victoria line

## Swiss Cottage

- Jubilee line





# Connections

## TRAINS

(From Chalk Farm Station)

**Oxford Circus**

19 minutes

**Euston**

13 minutes

**King's Cross**

19 minutes

**Old Street**

20 minutes

**Bank**

25 minutes

## CYCLING

**Euston**

11 minutes

**Oxford Circus**

15 minutes

**Regents Park**

6 minutes

**St Johns Wood**

9 minutes

## WALKING

**Chalk Farm**

5 minutes

**Primrose Hill**

3 minutes

**Regents Canal walk**

7 minutes

**Camden Lock**

10 minutes

**Regents Park**

10 minutes









Long a favourite with those in film, music and fashion, Primrose Hill is the quintessential London village, but with a distinctive edge. All of London is visible from the top of the hill, but why go anywhere else when Primrose Hill itself is home to postcard-pretty streets and squares, and good fine-dining restaurants and laid-back gastropubs for when the work is done.





**Princess of Wales**  
Gastro Pub

**Primrose Bakery**  
Retro cafe

**Lemonia**  
Greek Restaurant







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**Hacketts**  
Hairdressers +  
Beauty salon







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**Anna Suffolk**  
Women's Fashion Boutique

# Neighbours

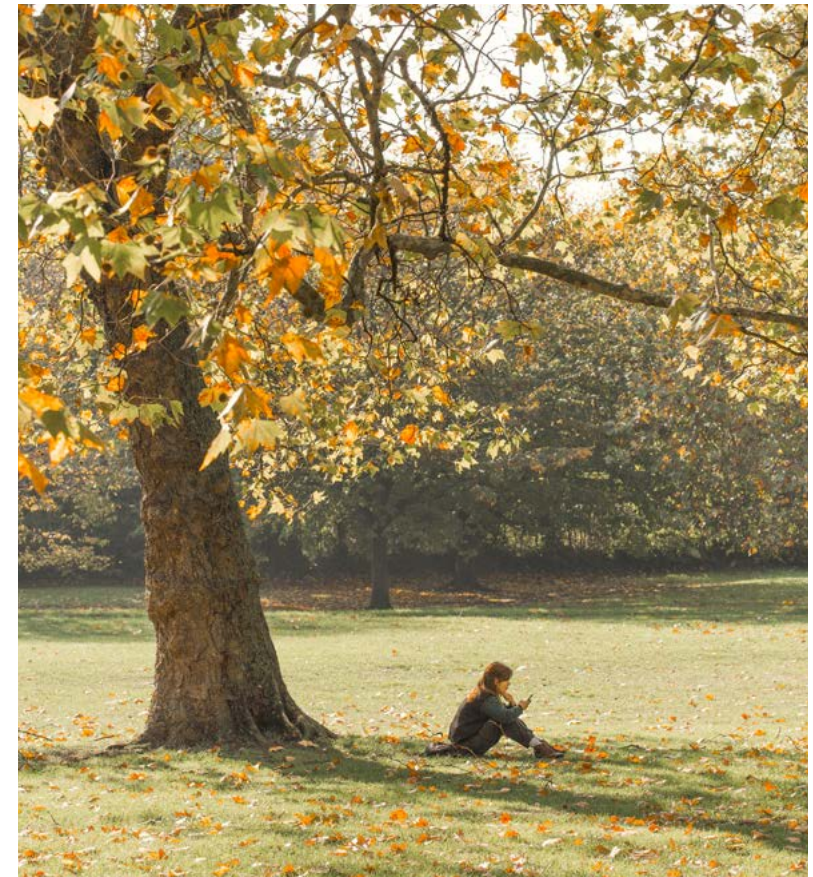
- |  |  |
|--|--|
| 1. <b>Lemonia</b><br>Restaurant            | 12. <b>Regents Canal</b><br>Leisure          |
| 2. <b>Anna Suffolk</b><br>Shopping         | 13. <b>Roundhouse</b><br>Music Venue         |
| 3. <b>Okra</b><br>Restaurant               | 14. <b>Camden Lock</b><br>Shopping / Leisure |
| 4. <b>The Engineer</b><br>Bar              | 15. <b>Graham &amp; Green</b><br>Shopping    |
| 5. <b>L'Absinthe</b><br>Restaurant         | 16. <b>Greenberry Cafe</b><br>Restaurant     |
| 6. <b>Primrose Hill</b><br>Leisure         | 17. <b>Cowshed</b><br>Leisure                |
| 7. <b>Melrose &amp; Morgan</b><br>Bakery   | 18. <b>Primrose Bakery</b><br>Cafe           |
| 8. <b>Princess of Wales</b><br>Pub         | 19. <b>Camden Market</b><br>Shopping         |
| 9. <b>The Little One</b><br>Coffee shop    | 20. <b>Manna</b><br>Restaurant               |
| 10. <b>Cachao</b><br>Shopping              | 21. <b>London Zoo</b><br>Leisure             |
| 11. <b>Primrose Hill Books</b><br>Shopping | 22. <b>The Queens</b><br>Pub                 |







**PRIMROSE HILL COURTYARD**



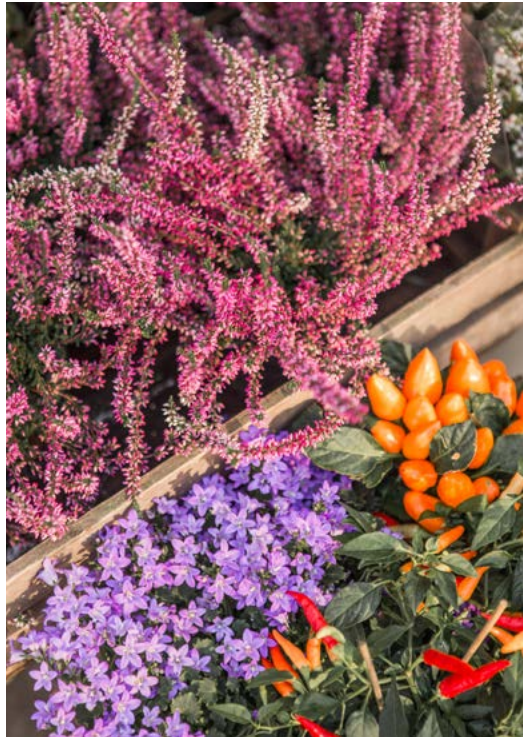
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**L'Absinthe**  
Brasserie













# FLOORPLANS







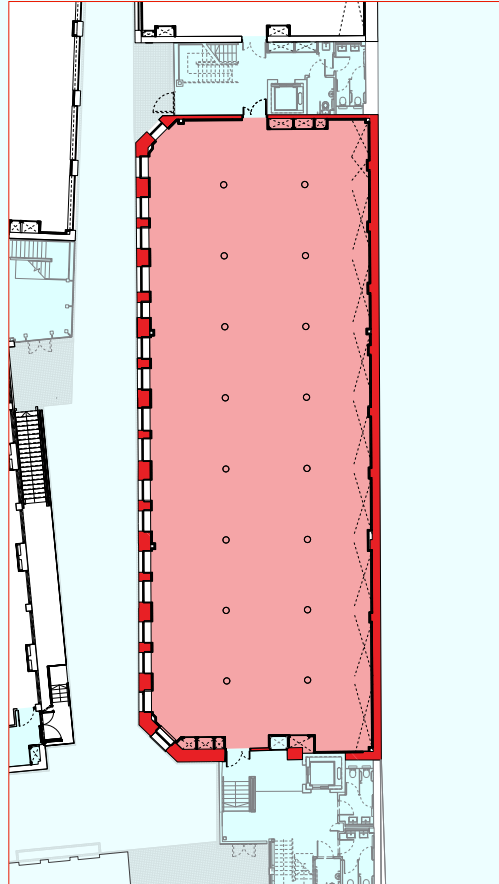
## Site map



**Building 1**

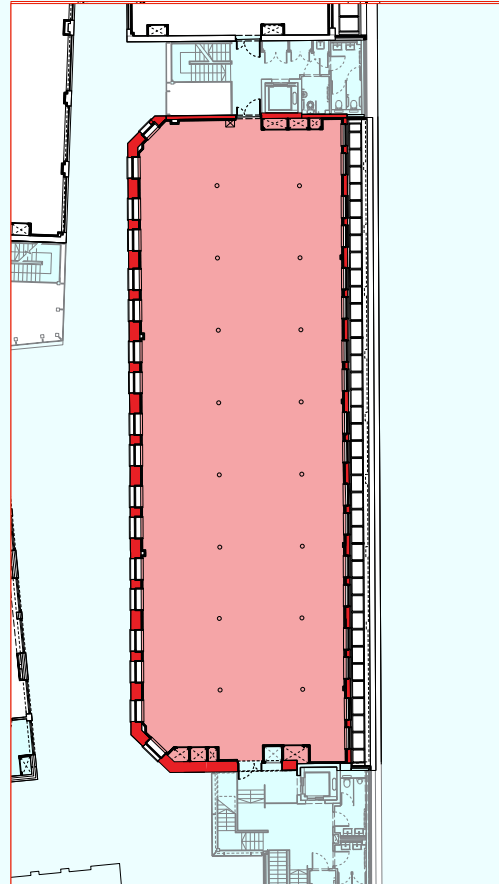
**12,476** sq ft

Ground



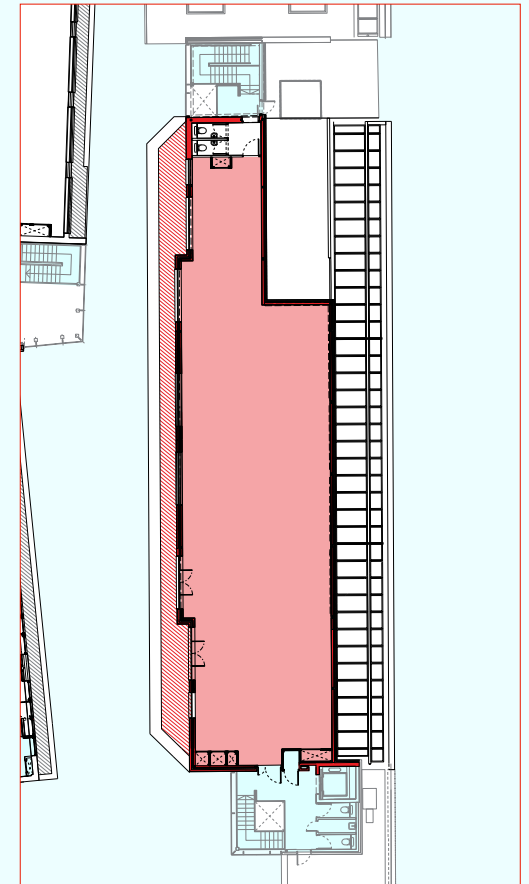
**5,067** sq ft

First



**4,609** sq ft

Second



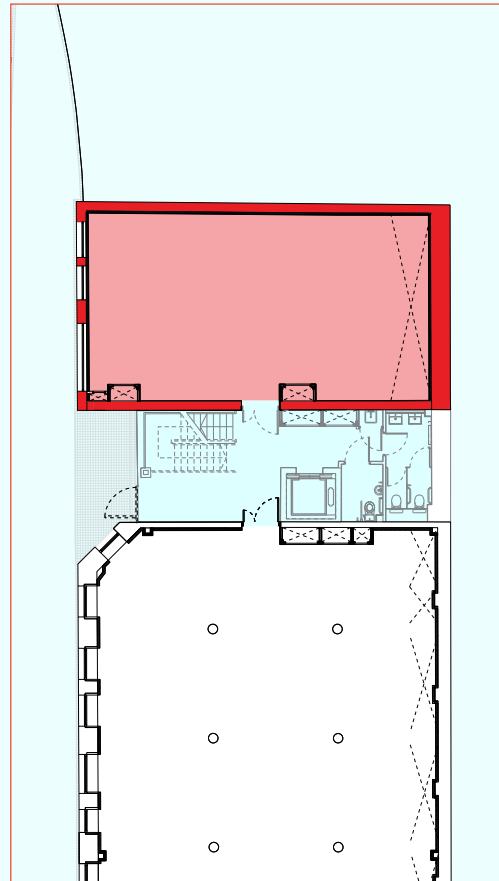
**2,800** sq ft



**Building 2**

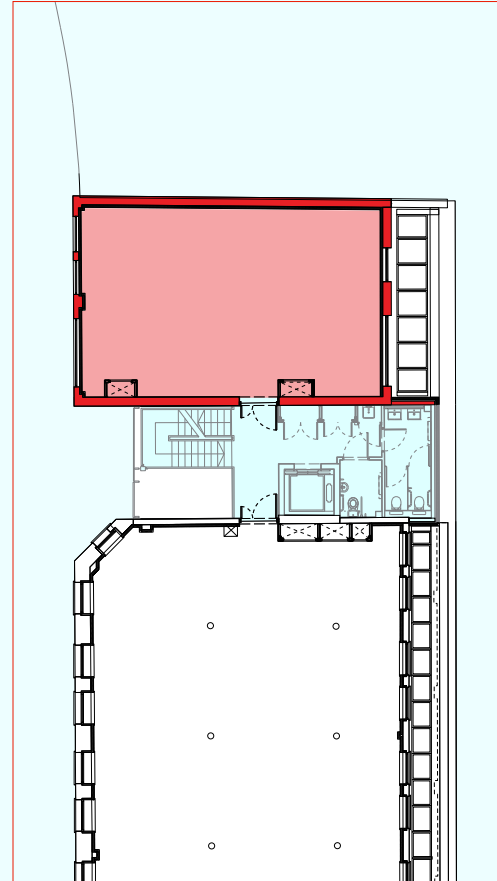
**1,865** sq ft

Ground



**995** sq ft

First



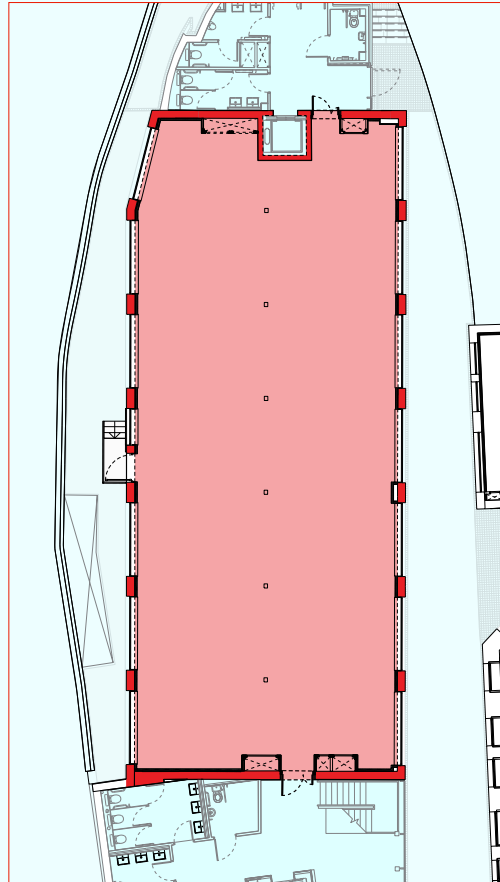
**870** sq ft



**Building 3**

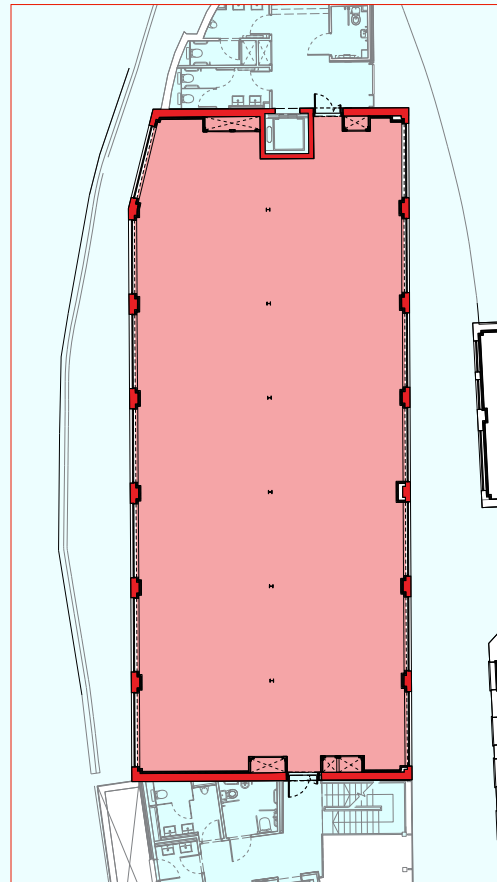
**8,546** sq ft

Ground



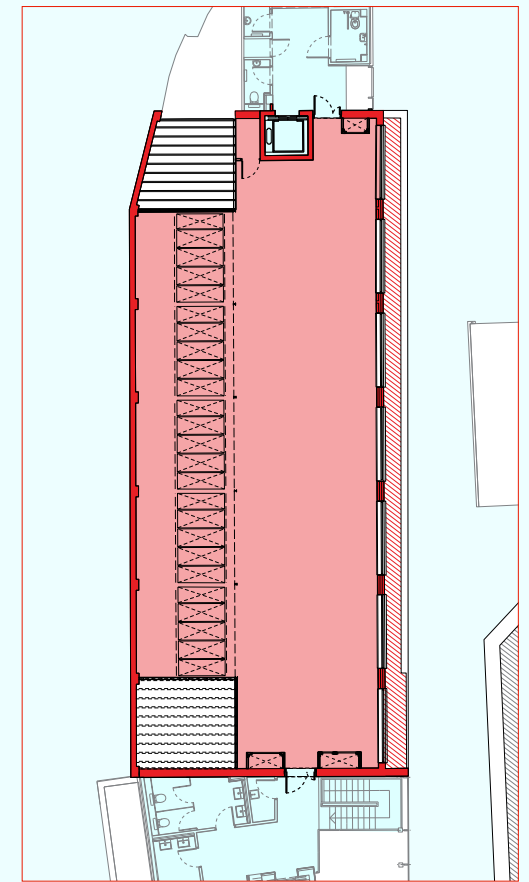
**3,348** sq ft

First



**3,414** sq ft

Second



**1,784** sq ft



**Building 4**

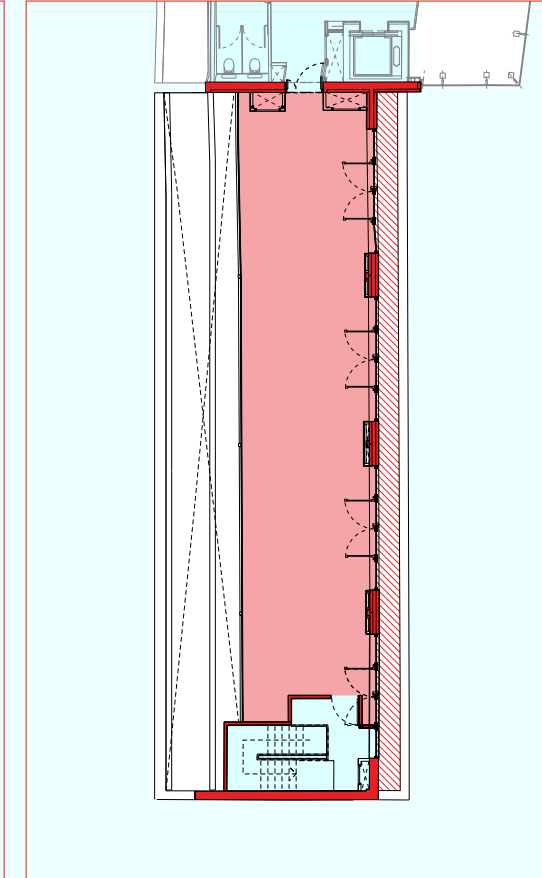
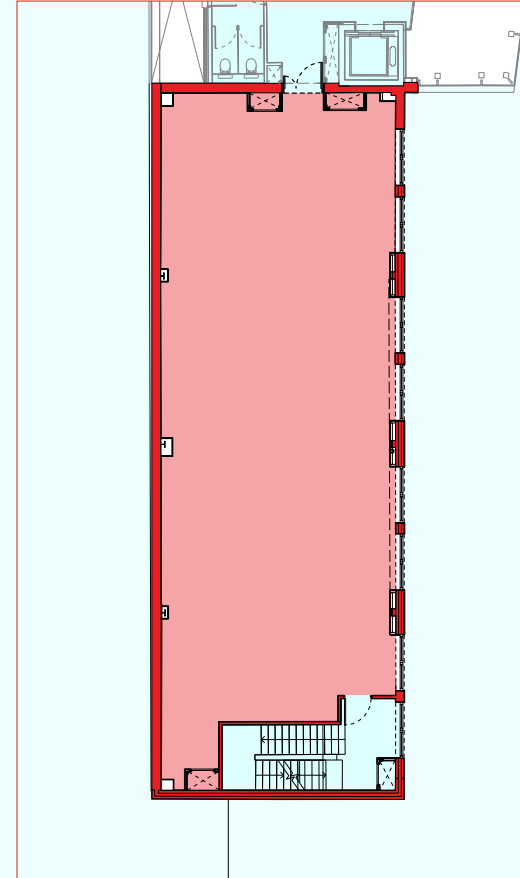
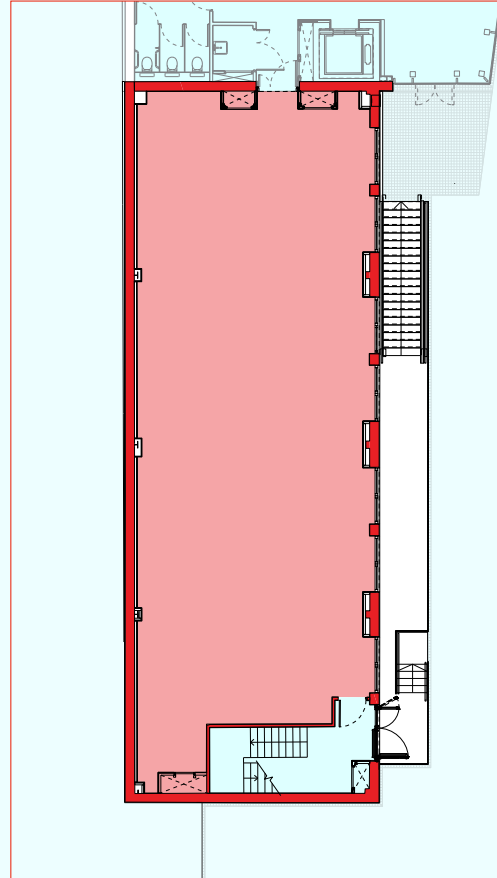
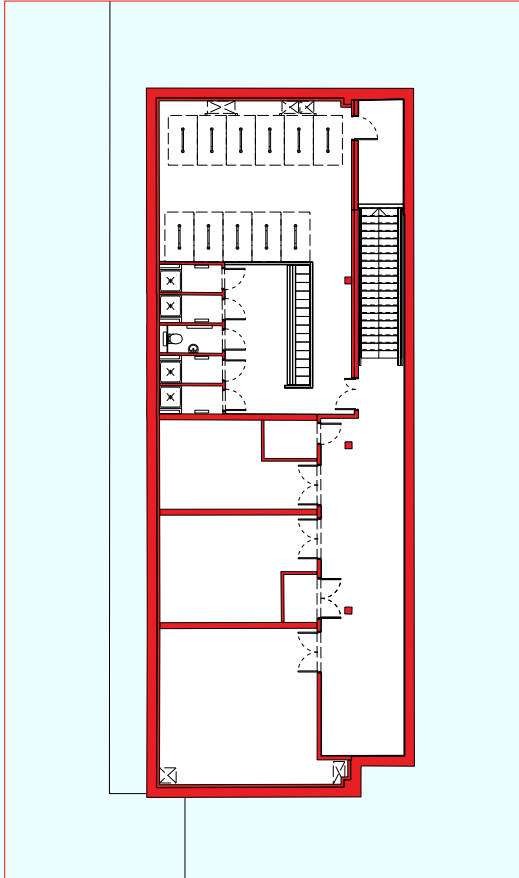
**4,963** sq ft

Basement

Ground

First

Second



**NA** sq ft

**1,978** sq ft

**1,969** sq ft

**1,016** sq ft



# Specification

## Building 1

- Retained single leaf masonry walls
- Powder coated aluminium framed double glazed windows with high performance laminate glass – including full-length roof light at rear of First floor.
- External walls thermally lined on internal face with composite insulation boarding.
- Retained concrete floor
- Retained steel columns and concrete soffits exposed and decorated.
- New steel-framed structure and plywood on metal deck roof.
- Single-ply membrane high-performance roof with green roofing system.
- Powder coated aluminium double-glazed doors to courtyard elevation.
- Powder coated aluminium insulated composite panels to other elevations.
- WC provision adjacent to Core B.
- Laminate glass balustrade to terrace.
- Precast concrete copings and concrete pavers to terrace.

## Building 2

- New composite floor deck with painted/ exposed soffit and exposed roof space and double glazed rooflights at First floor.
- Powder coated aluminium framed double

glazed windows with high performance laminate glass – including full-length rooflight at rear of First floor.

- External walls thermally lined on internal face with composite insulation boarding.

## Building 3

- Retained single leaf masonry walls; local sections reconstructed.
- Powder coated aluminium framed double glazed windows with high performance laminate glass.
- External walls thermally lined on internal face with composite insulation boarding.
- New composite floor deck with painted/ exposed soffit. Second Floor Extension.
- New steel-framed structure and plywood on metal deck roof to courtyard side.
- Single-ply membrane high-performance roof with green roofing system.
- Natural slate to rear incorporating double-glazed rooflights at Second floor exposed in office space.
- Laminate-glazed balcony connecting Second and First floor office spaces.
- New composite floor deck with painted/ exposed soffit.
- Powder coated aluminium double-glazed doors to courtyard elevation.
- Laminate glass balustrade to terrace.

- Precast concrete copings and concrete pavers to terrace

## Building 4

- Composite floor deck with painted / exposed soffit.
- Powder coated aluminium framed double glazed windows with high performance laminate glass.
- Independent external access to basement plant rooms, cycle storage and shower/ changing facilities.
- Escape staircase to south west end of building. Second Floor
- Steel-framed structure and plywood on metal deck roof.
- Single-ply membrane high-performance roof with green roofing system.
- Powder coated aluminium double-glazed doors to courtyard elevation.
- Laminate glass balustrade to terrace.
- Precast concrete copings and concrete pavers to terrace.

## Porter's Lodge

- Fit out with primary security panels and ancillary space with WC.
- New ventilated bin store for commercial use with access outside security line of entrance gate.

## Cores

- Painted mild steel frames.
- Concrete block stability shafts with decorated render and dry-lined finishes.
- Composite floor deck with painted / exposed soffit.
- Screeded floors with vinyl finish.
- 10 person lifts with stainless steel finishes and doors.
- Glass wall entrance screens and roof areas - double glazed high performance solar control glass frameless system with support structure.
- Power operated access doors linked to security/access control systems.
- Powder coated aluminium insulated composite panels to other elevations.

## General incl Cat-A Fit-Out

- Headroom varies, building by building and floor by floor.
- Medium duty raised access floor to all office areas, typically 150mm overall zone. Deeper zone to Ground floor of Building 4.
- Mechanical ventilation to all buildings via suspended on-floor AHUs.
- Suspended on-floor air handling units.
- Exposed suspended services.
- Exposed suspended LED light fittings to office areas.

# Specification

## Externals

- Renewed hard-standing with resin-bound gravel finish and natural granite setts to borders, kerbing and entrance areas. Vehicular loading extends to Core D.
- External lighting consisting of wall mounted downlighters and low-level bollards.
- Pedestrian and vehicular powered gates to front of development. Controlled from Porter's Lodge and security/access system including remote operation from each office building.
- CCTV coverage to courtyard and entrance road area.

## Ventilation and Heating

- Mechanical ventilation with heat recovery services to all office accommodations. Heat recovery units are located at high level on each floor.
- Heating and cooling is provided by a Variable Refrigerant Flow (VRF) system.
- A boiler room is located within the basement of building 4 to provide domestic hot water (HWS) to cores C and D (All other areas provided with electric heating and hot water generation).
- The basement of building 4 contains a water tank room which provides boosted cold water supply (BCWS) across the site.
- A new substation has been constructed on site adjacent to the Porter's Lodge and bin store. From here, the main electrical supplies will feed each of the Buildings.

- The office buildings are provided with new above ground foul and surface water drainage.
- The occupancy density has been based upon 1 person per 10m<sup>2</sup> for purposes of comfort cooling and ventilation system design.
- The outside air supply rates have been calculated based on 12l/s/person plus a 10% additional allowance for each floor.
- Heating and cooling to offices areas is via a variable refrigerant flow volume (VRF / VRV) system.
- The office space is conditioned via ceiling mounted exposed cassette fan coil units designed to achieve the space design temperatures. Fresh air is ducted to the fan coil units (FCU's) from the Heat Recovery Units HRU(s) serving the space.

## Electrical Design

- Each building has been provided with a dedicated tenant fuse board located within the tenant electrical risers.
- Energy meters have been provided to measure the electrical usage of electrical plant loads as necessary to meet the requirements of Building Regulations ADL2 and CIBSE TM39.

## Lighting and Lighting Control

- The lighting scheme is designed to achieve the appropriate maintained illuminance levels recommended by CIBSE. The lighting system consists of energy efficient LED luminaires to

minimise energy usage and maximise the life of the fittings.

- Lighting has been appropriately zoned to satisfy BREEAM requirements and for occupant convenience.
- Emergency lighting has been provided throughout the building to meet the requirements of BS 5266 and European Standards.





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