

wellness 42



Prime medical and wellbeing suites in the heart of Primrose Hill

42 GLOUCESTER AVENUE, PRIMROSE HILL NW1

02

A new home for modern healthcare and wellbeing

Wellness42 is a new medical, health and wellbeing destination at 42 Gloucester Avenue, in one of London's most desirable neighbourhoods.

Set within the newly refurbished Primrose Hill Works, Wellness42 provides a collection of high-quality consultation, treatment and therapy suites designed for modern practitioners and their patients.

The setting combines the character and calm of Primrose Hill with the quality, flexibility and professionalism that today's private health and wellbeing providers require, from consultants and private GPs to dental specialists, physiotherapists, osteopaths, psychologists and aesthetic practitioners.



03

A calm setting for modern healthcare

Primrose Hill is one of London's wealthiest and most desirable neighbourhoods, a village of independent cafés, restaurants and boutiques along Regent's Park Road, with Regent's Park and Camden Lock close by.

Wellness42 sits directly opposite The Engineer, with Gail's Bakery at the entrance. An affluent catchment with strong footfall.



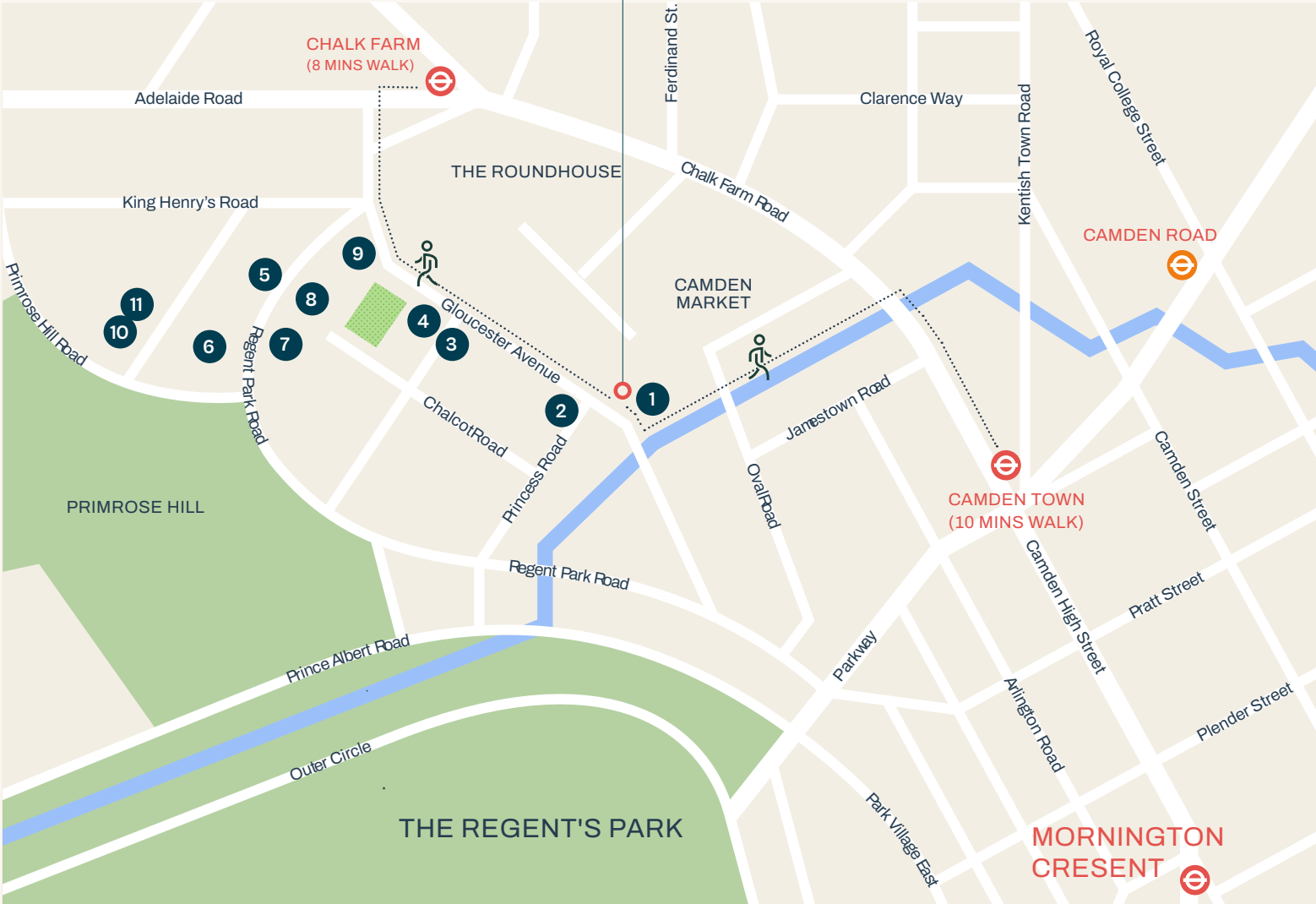
The Engineer, opposite



Gail's Bakery, on-site



Primrose Hill



Wellness42 sits at the heart of an established Primrose Hill healthcare community

- 1

At The Core, physiotherapy & MBST
- 2

The Back Lab
- 3

Ann Physiocare, physiotherapy
- 4

Therapeutic Consultants, psychotherapy
- 5

Primrose Hill Surgery, GP practice
- 6

Primrose Dental Practice, dentistry
- 7

Aesthetics Lab, medical aesthetics
- 8

Lavender on the Hill, physio & osteopathy
- 9

The Primrose Hill Practice, psychology
- 10

The White Crane Clinic, acupuncture
- 11

NW1 Osteopathy, osteopathy
- 12

The Green Rooms, therapist rooms

04

Village life, brilliantly connected

A Primrose Hill village address, with the rest of London on its doorstep.

Chalk Farm Station		8 min walk
Camden Town Station		10 min walk
Euston Station		15 min
Camden Road Overground		approx 10 min



£1.6m	£80k	Top tier
Average local home value, +7% YoY	Average household income	Disposable income, Greater London

SOURCES: RIGHTMOVE; TRUST FOR LONDON

05

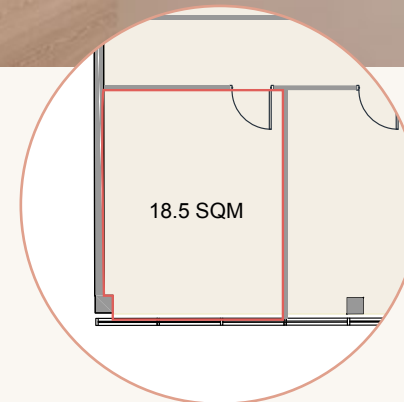
Flexible suites for practitioners

The second floor offers ten self-contained suites and eighteen consulting, treatment and therapy rooms, from a single room of about 156 sq ft to a five-room suite of around 1,071 sq ft.

Each suite is air-conditioned and plumbed to allow for the installation of dental equipment and hand-wash basins, creating a clean, professional and adaptable environment for a range of healthcare and wellbeing uses.

SUITABLE FOR

- Private medical consultations
- Dental & orthodontics
- Physiotherapy
- Osteopathy
- Chiropractic
- Psychology & psychotherapy
- Counselling & hypnotherapy
- Aesthetic treatments
- Acupuncture · Homeopathy
- Wellbeing & lifestyle



TREATMENT SUITES

Private medical consultations

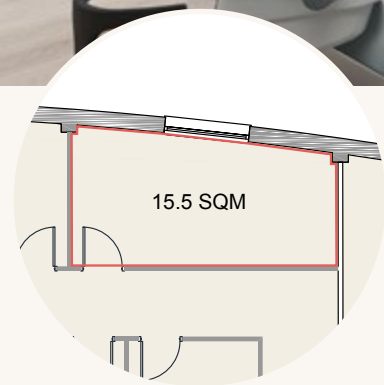
Bright, air-conditioned consulting rooms for GPs, consultants and specialists. A clean, professional and adaptable home for private practice.

Interior images are indicative CGIs; medical equipment is not provided.

06

Designed around the patient experience

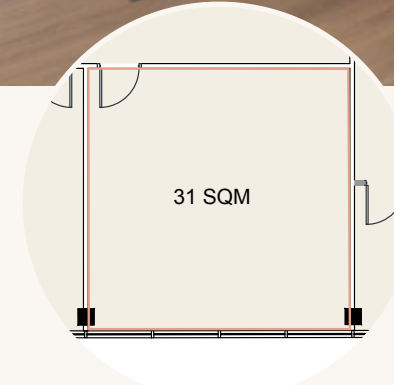
Accessed through a private courtyard and refurbished reception, the building creates a calm, welcoming first impression. Patients are greeted on arrival and shown to a comfortable waiting area with refreshments, a setting that feels considered, personal and reassuring.



TREATMENT SUITES

Dental & orthodontics

Serviced for dental and orthodontic equipment, with space for chair, storage and a hand-wash station, bright, clinical and calm.

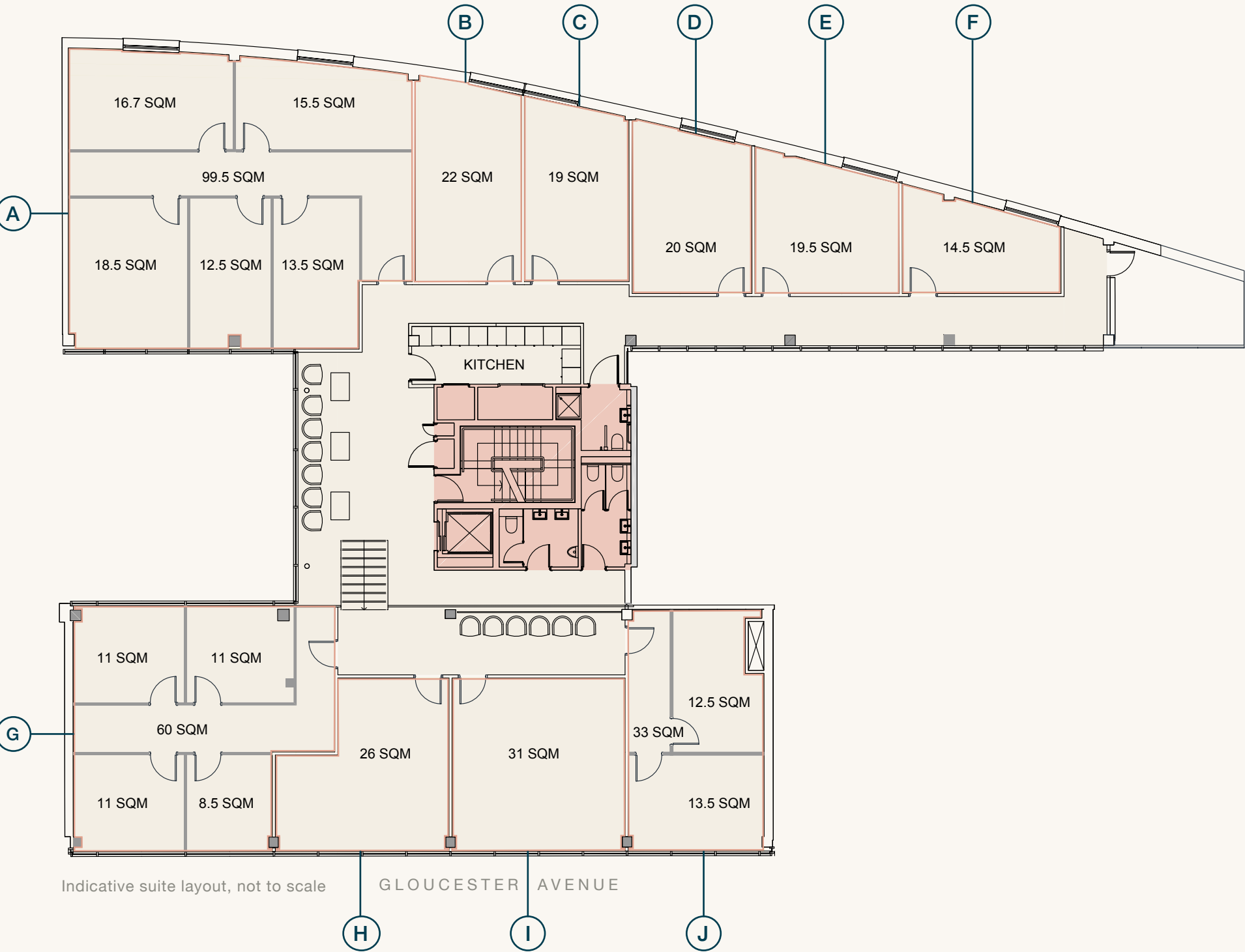


THERAPY SUITES

Psychology & therapy

Quiet, private and softly furnished rooms for psychology, counselling and talking therapies, closer to a retreat than a clinic.

Interior images are indicative CGIs; medical equipment is not provided.



07
Second floor

SUITE	SQ FT	ROOMS
A	1,071	5
B	237	1
C	205	1
D	215	1
E	210	1
F	156	1
G	646	4
H	280	1
I	334	1
J	355	2
Total	3,709	18

A separate ground-floor unit of just under 2,000 sq ft is also available.

08

A calm, contemporary environment

THE BUILDING

Refurbished reception & contemporary common areas

Discreet, secure entrance courtyard

Excellent natural light

Air conditioning

Dedicated on-floor WCs & shower facilities

Cycle Storage

On-site Gail's café

SUSTAINABILITY

EPC rating B

100% electric building

Low-carbon air-source heat pump

LED lighting throughout



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Leasing

The suites are available together or separately on leases for a term by arrangement.

Viewing

Strictly by appointment via the joint agents:



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