

# Compton

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## Islington

The Old Brewery  
6 Blundell Street  
N7 9BH

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Fully Self-Contained Warehouse  
Style Building Located a 3 Minute  
walk from Caledonian Road and 1  
stop from Kings X

---

**For Rent**  
13,148 ft<sup>2</sup>

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020 7101 2020  
compton.london



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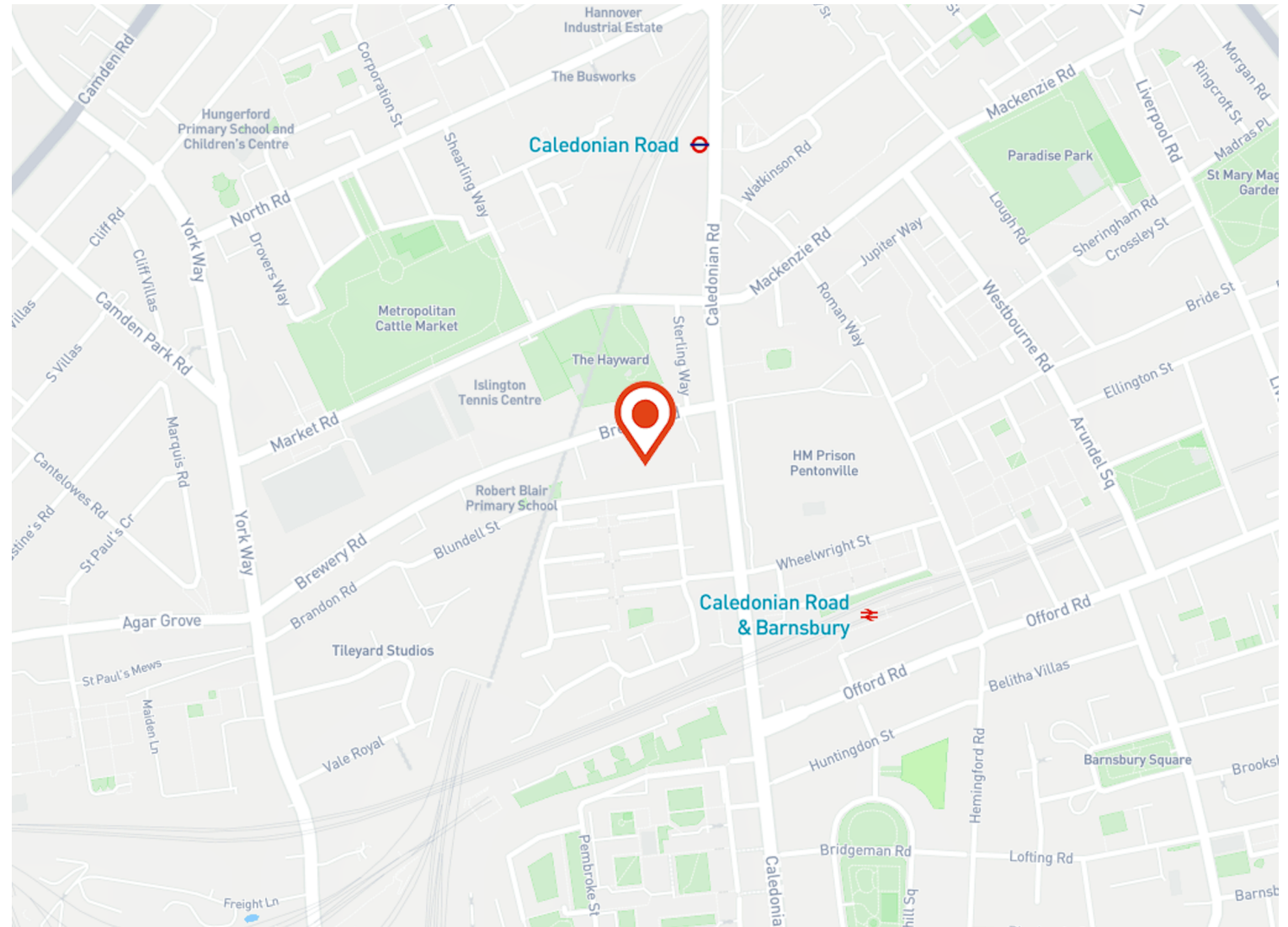
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## Location

Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation throughout the district. The area provides easy access into central London via the Piccadilly line and Overground network.

The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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Entrance

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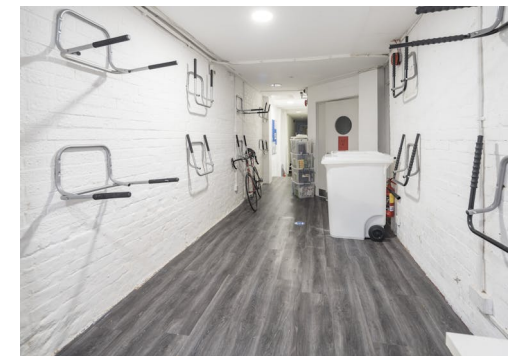
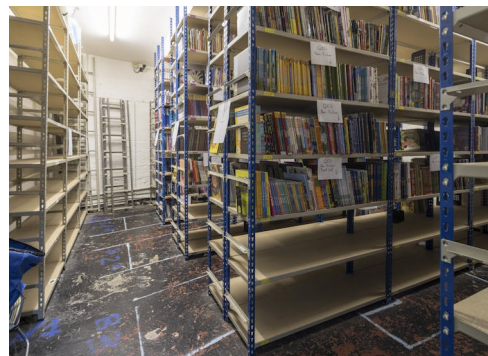
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## Amenities

- Freehold
- Fully Self-Contained Unit
- Generous Floor to Ceiling Height
- Partially Fitted
- Excellent Natural Light throughout
- Showroom, office and storage opportunities within the property
- Suitable for a wide range of users
- Located a 3 minute walk from Caledonian Road and 1 station from Kings X
- End of Trip Facilities within the demise

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## Description

This warehouse style office building is located just off Caledonian Road.

The building offers unique architecturally inspiring space that has huge potential for a wide range of uses.

The building is arranged over ground, 1st and 2nd floors with generous floor to ceiling heights and authentic characteristics.

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## Content

[View on Website](#)



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	733	£15	£6.44	n/a	£21.44	£1,309.63	£15,715.52	Available
1st	6,255	£15	£6.44	n/a	£21.44	£11,175.60	£134,107.20	Available
Ground	6,160	£15	£6.44	n/a	£21.44	£11,005.87	£132,070.40	Available
Total	13,148	£15	£6.44		£21.44	£23,491.10	£281,893.12	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through –

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Simon Rinder (Pilcher London)

Simon Jacob (Pilcher London)

