

98 De Beauvoir Road, London, N1 4EN

**TO LET**

Office

3,021 sq ft / 280.7 sq m

£32.50 per sq ft

# A self-contained ground floor workspace designed and equipped to support creative businesses



- Self-contained ground floor workspace
- Private outside courtyard accessible to occupiers and guests
- High-speed, secure internet
- All-day on-site café
- Bookable meeting room with catering options
- Service charge includes utilities
- Original timber floors, exposed brickwork and Crittall windows
- Excellent natural light and generous ceiling heights

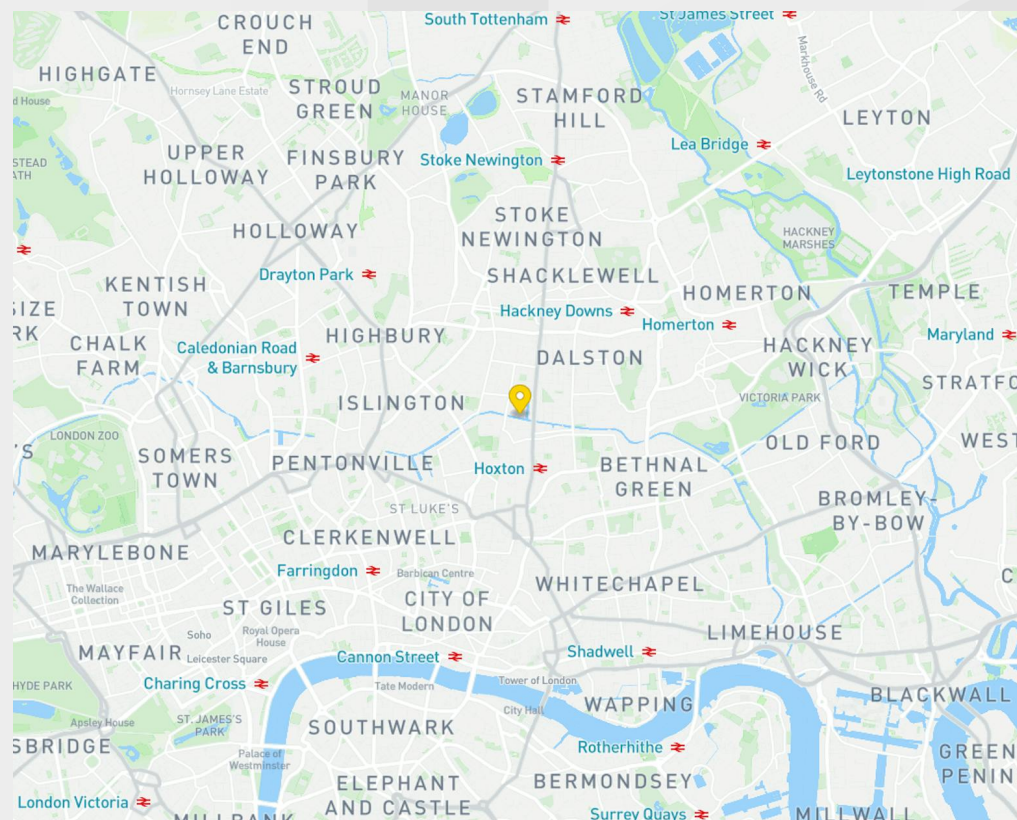


## Description

The Ground Floor at De Beauvoir Block provides a characterful self-contained workspace within a substantial converted Victorian warehouse. The accommodation offers an abundance of natural light and retains a wealth of original features including Crittall windows, exposed brickwork, original timber flooring and impressive ceiling heights. The space forms part of a vibrant creative community and is ideally suited to businesses seeking high-quality fitted accommodation in a unique warehouse environment.

## Location

Positioned between the sophistication of Islington and the vibrant energy of Dalston, De Beauvoir offers occupiers the best of both neighbourhoods. The surrounding area is home to an excellent selection of cafés, restaurants, gastropubs and independent retailers, while benefiting from a strong creative and business community. The property is well connected, with Haggerston, Dalston Junction and Dalston Kingsland stations all within easy walking distance.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates payable	Service charge	Total month	Availability
Ground	3,021	280.66	£32.50	£21.29 /sq ft	£18 /sq ft	£18,073.13	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Fitted

### Contacts

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