

1 BREWERY ROAD

LONDON | N7 9QJ



haven.drew.spell

TO LET: **14,914 SQ FT / 1,385.58 SQ M**

CENTRAL LONDON INDUSTRIAL / WAREHOUSE
TO BE REFURBISHED



1 BREWERY ROAD

EMIRATES
STADIUM

STRATEGICALLY POSITIONED IN
CENTRAL LONDON



CALEDONIAN ROAD
TRAIN STATION



FINSBURY PARK
TRAIN STATION

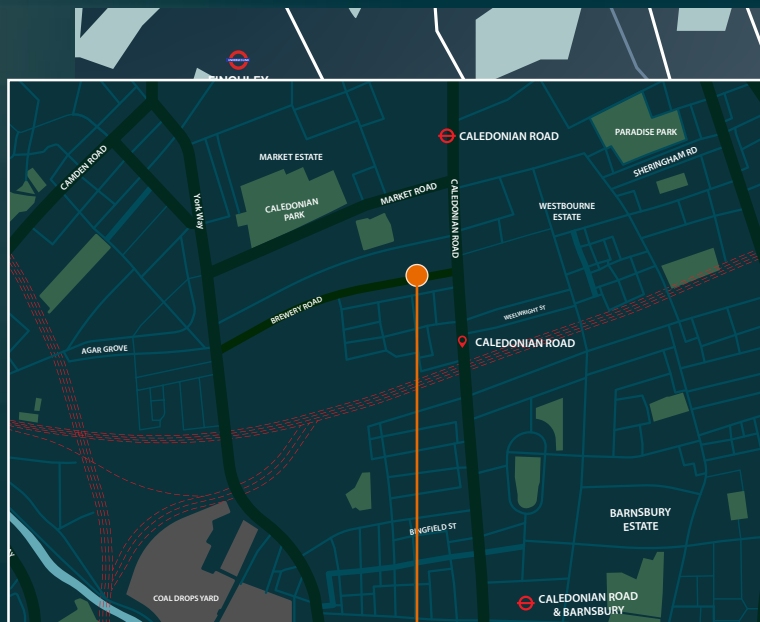


ARSENAL
TRAIN STATION



LOCATION

1 Brewery Road comprises a self-contained industrial/warehouse building in an established Central London industrial location, approximately 0.8 miles from the A1/Holloway Road and within easy reach of King's Cross. Caledonian Road Underground Station is approximately 0.2 miles away, Caledonian Road & Barnsbury Overground approximately 0.3 miles, and King's Cross St Pancras approximately 1.3 miles by road. The A406/M1 at Staples Corner is approximately 7.0 miles away.



CONNECTIVITY



WALK

TIME(min)

Caledonian Train St	5
Kings Cross St Pancras	9
Finsbury Park	13



TRAIN

TIME(min)

Finsbury Park	5
Picadilly Circus	12
Liverpool Street	15
London Bridge	17
London Heathrow	55

*From Caledonian Road Tube St



DESCRIPTION

The property provides predominantly open-plan ground-floor warehouse/workshop accommodation with a covered loading bay and first-floor offices, together with gated vehicular access directly from Brewery Road. Following Sixt's vacation in December 2026, the landlord intends to refurbish the property ahead of occupation.



TO BE REFURBISHED



Self-contained industrial/warehouse building with prominent Brewery Road frontage



Minimum eaves height of approximately 6.2m, rising to approximately 7m



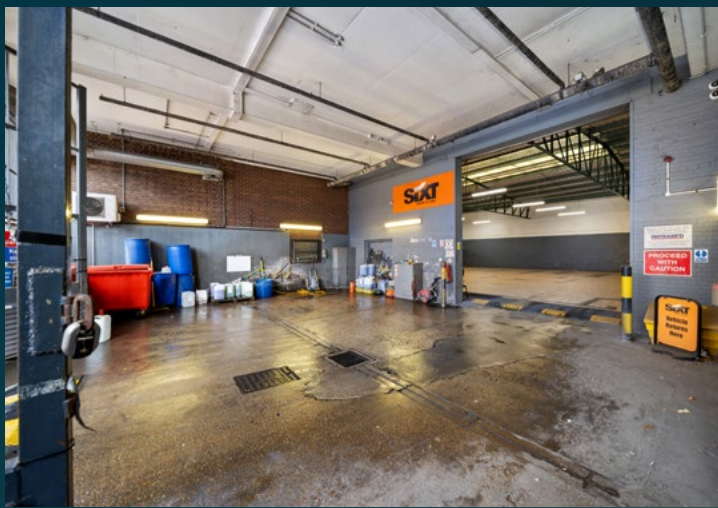
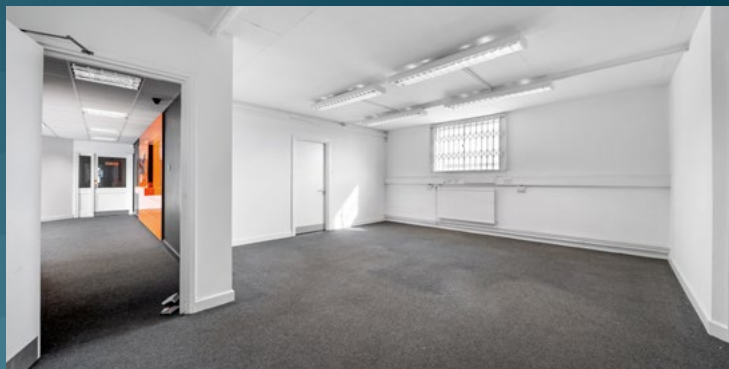
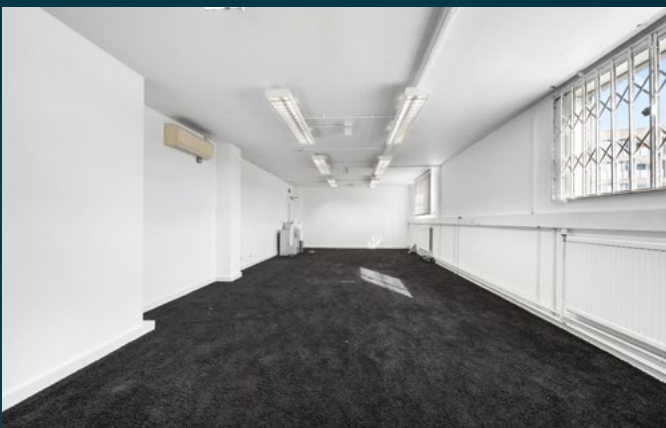
Gated vehicular access and covered loading bay



Three-phase power to be reinstated, timing to be confirmed



First-floor office and ancillary accommodation



FURTHER INFORMATION

TENURE

£400,000 per annum exclusive

VAT

VAT is applicable

EPC

To be reassessed following refurbishment

TERMS

New FRI lease on terms to be agreed

VIEWINGS

By appointment through joint sole agents below

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