

De Beauvoir Block, 92-96 De Beauvoir Road, London, N1 4EN

TO LET

Office

1,210 to 1,710 sq ft / 112.4 to 158.9 sq m

£35 per sq ft

A selection of workspaces designed and equipped to support individuals and businesses in the creative industries



- Private outside courtyard accessible to all tenants and guests of the Block
- High-speed, secure internet
- All-day on-site café and on site gym
- Sought after De Beauvoir location with excellent local amenities
- Bookable meeting room available with catering options
- Flexible lease terms, no deposit required
- Original timber floors and large windows, exposed brickwork
- Traditional and fully managed/inclusive terms available

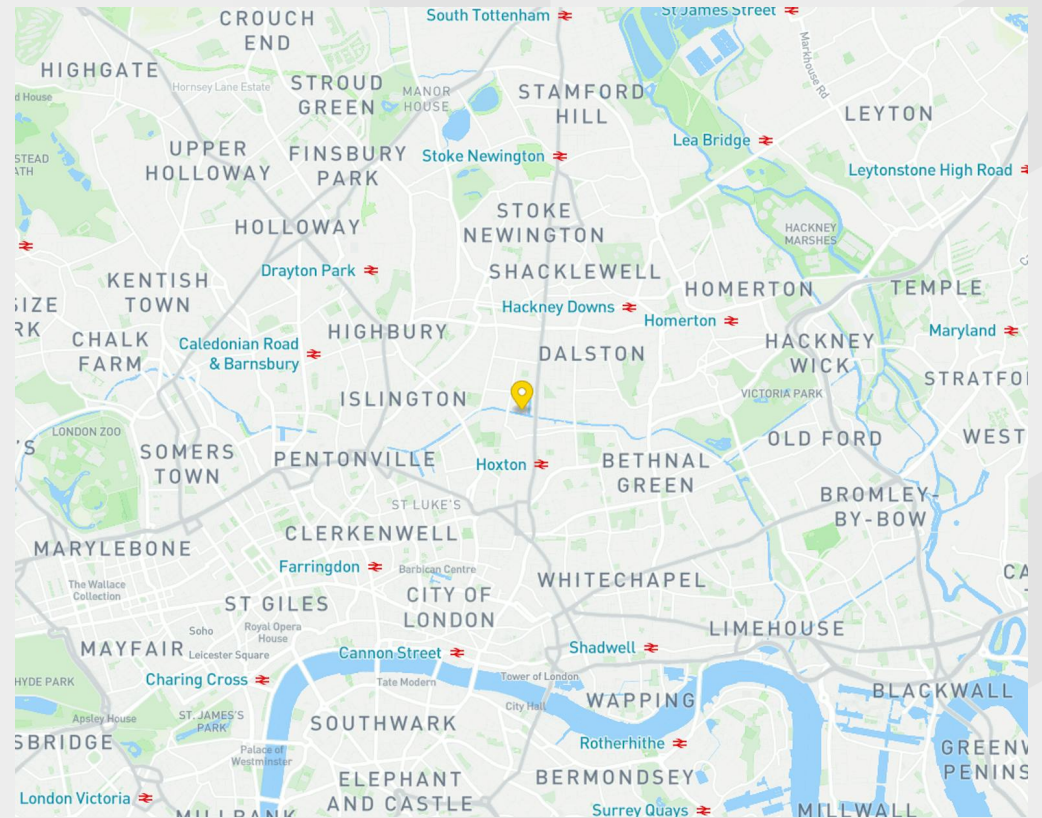
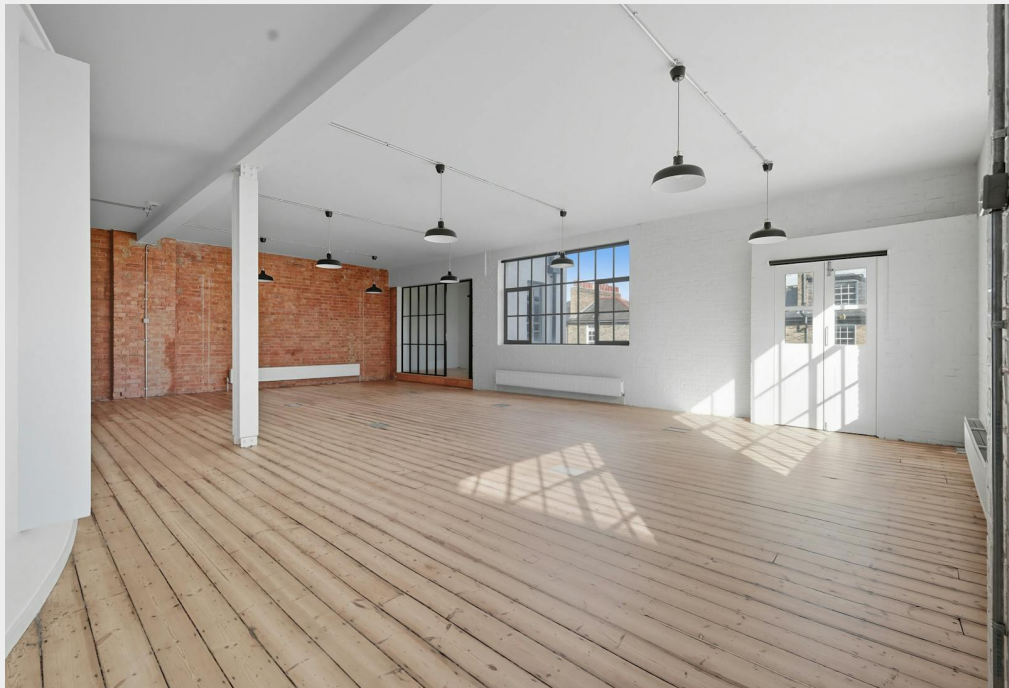


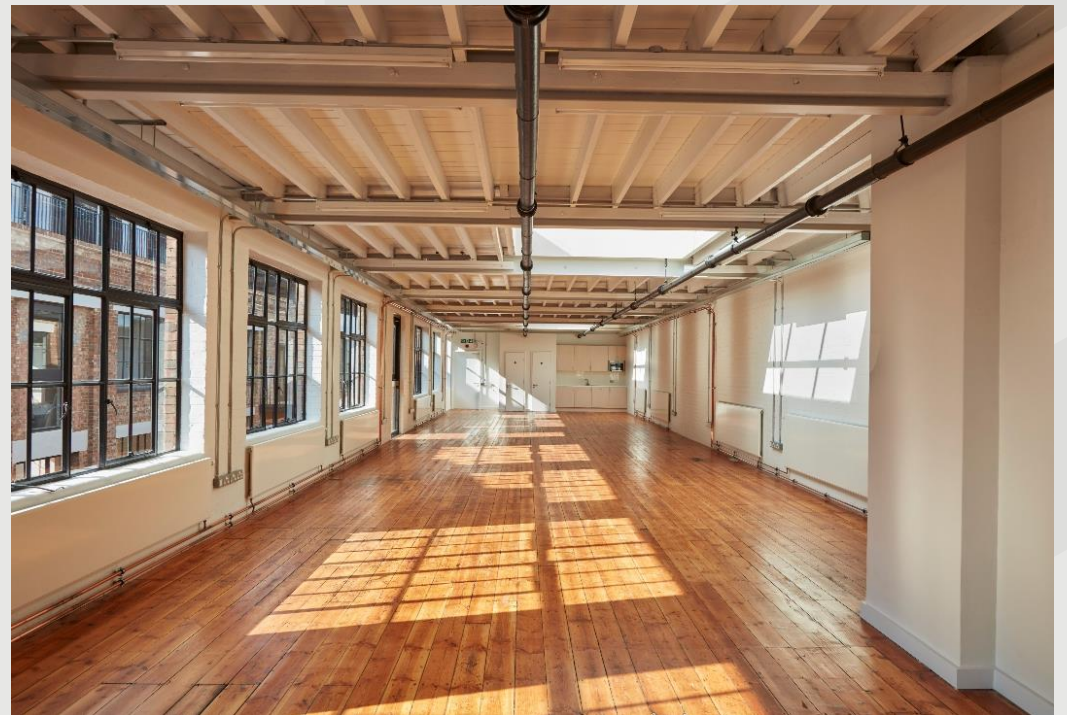
Description

De Beauvoir Block is a network of 33 workspaces, ranging from 1000 to 3000 square feet, designed and equipped to support individuals and businesses in the creative industries. A substantial converted Victorian warehouse, each unit has an abundance of natural light with many original features including Crittal windows, exposed brickwork, original timber flooring and great ceiling height.

Location

Positioned between the sophistication of Islington and the urban setting of Dalston, De Beauvoir is an ideal spot to experience the best from either side. On one side, quiet squares and gastropubs set the scene, on the other, lively bars and vintage shops. The property is easily accessible, with Haggerston, Dalston Junction and Dalston Kingsland Stations all being within a 10 minute walk.





Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates payable	Service charge	Total month	Availability
Unit - 8	1,668	154.96	£35	£17.97 /sq ft	£9 /sq ft	£8,613.83	Available
Unit - 27	1,710	158.86	£35	£12.11 /sq ft	£9 /sq ft	£7,995.68	Available
Unit - 31	1,210	112.41	£35	£15.16 /sq ft	£9 /sq ft	£5,965.30	Available

Tenure

New Lease

EPC

Available on request

VAT

Applicable

Configuration

Upon enquiry

Contacts

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