

21 Downham Road

Leasehold | Offices

London, N1 5AA

2,659 Sq.ft (247 Sq.m)



To let | £34.00 per sq ft pa excl



Key information



Quoting Rent

£34.00
(per sq ft pa excl)



Service Charge

£0.80p
(per sq ft pa excl)



Business Rates

£20.54
(per sq ft y/e April 2026)



EPC Rating

D

21 Downham Road

2,659 Sq.ft (247 Sq.m)

Location

This property is located on the southern side of Downham Road directly at its junction with Kingsland Road which leads directly into Shoreditch and the City of London. With Haggerston Station nearby.

Description

Self-contained, warehouse style Showroom / Office space which can be offered either fully fitted or open plan. With exposed concrete structure, this space offers excellent ceiling heights and great natural lighting throughout and overlooks Kingsland Basin.

Amenities



Air Con



Excellent Ceiling
Heights



Wood
Flooring



Natural
Light



End of
Journey
Facilities



Suspended
Lights

Further information

Lease Terms

The accommodation is available by way of sub-let or assignment until June 2026. Alternatively, the office could be offered under a new lease from the Landlord for term by arrangement.

Rent

Quoting rent is £34.00 per sq ft pa excl.

Business Rates

Estimated at £20.54 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The estimated service charge is £0.80p psf pa excl.

EPC

The EPC rating is D.

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

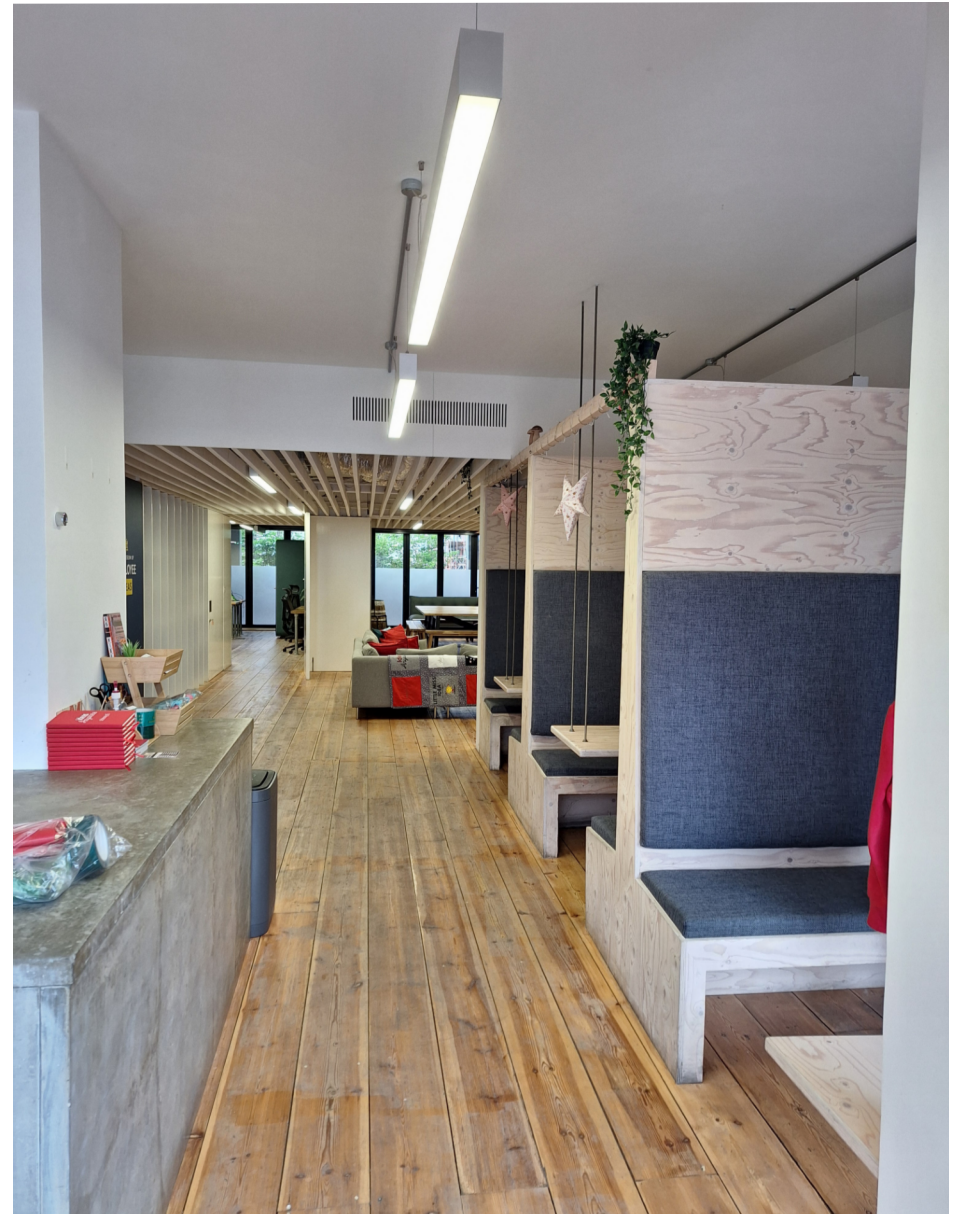
Viewings strictly by arrangement through sole agents Fisher German LLP.



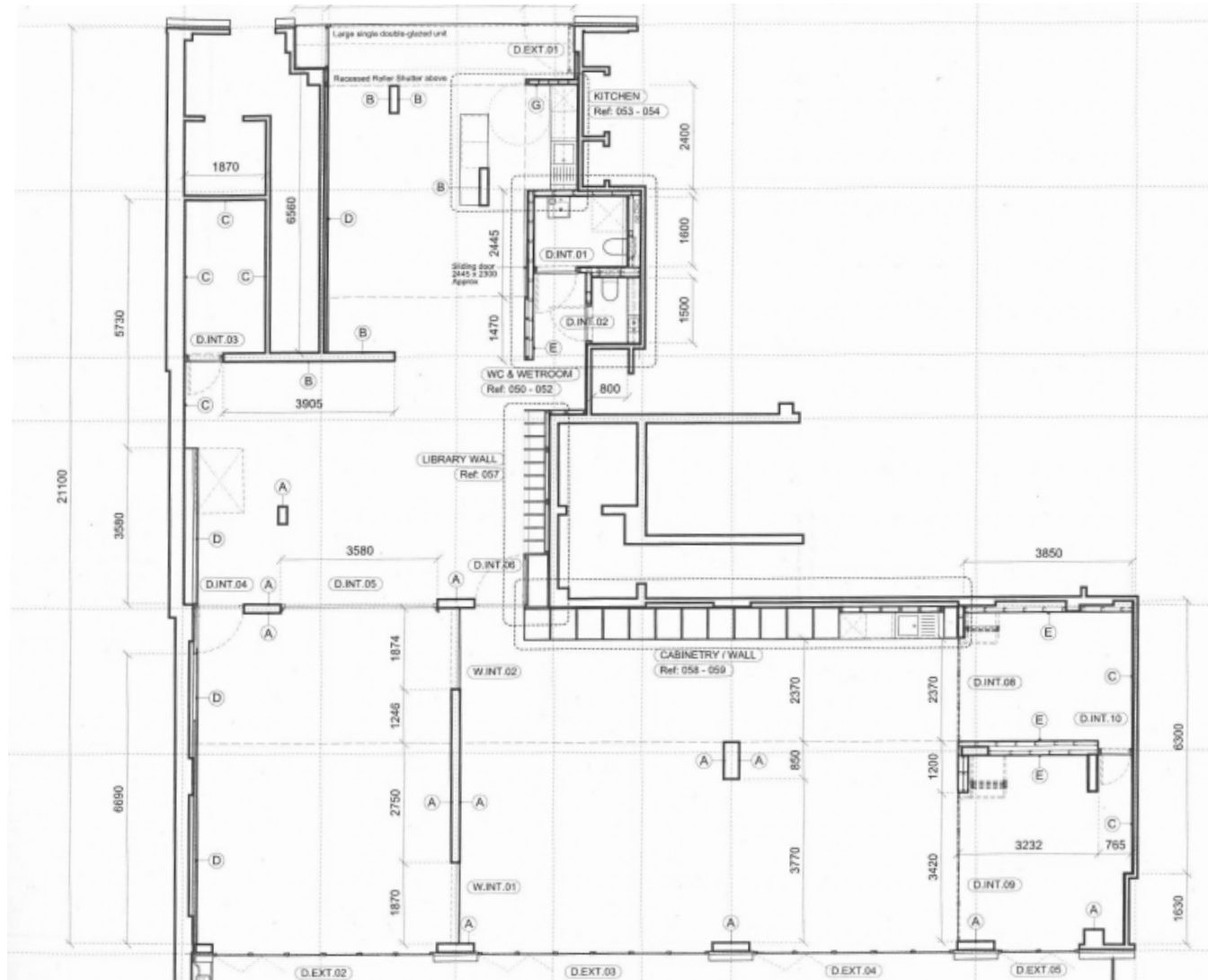
Accommodation

The approximate Net Internal Area comprises:

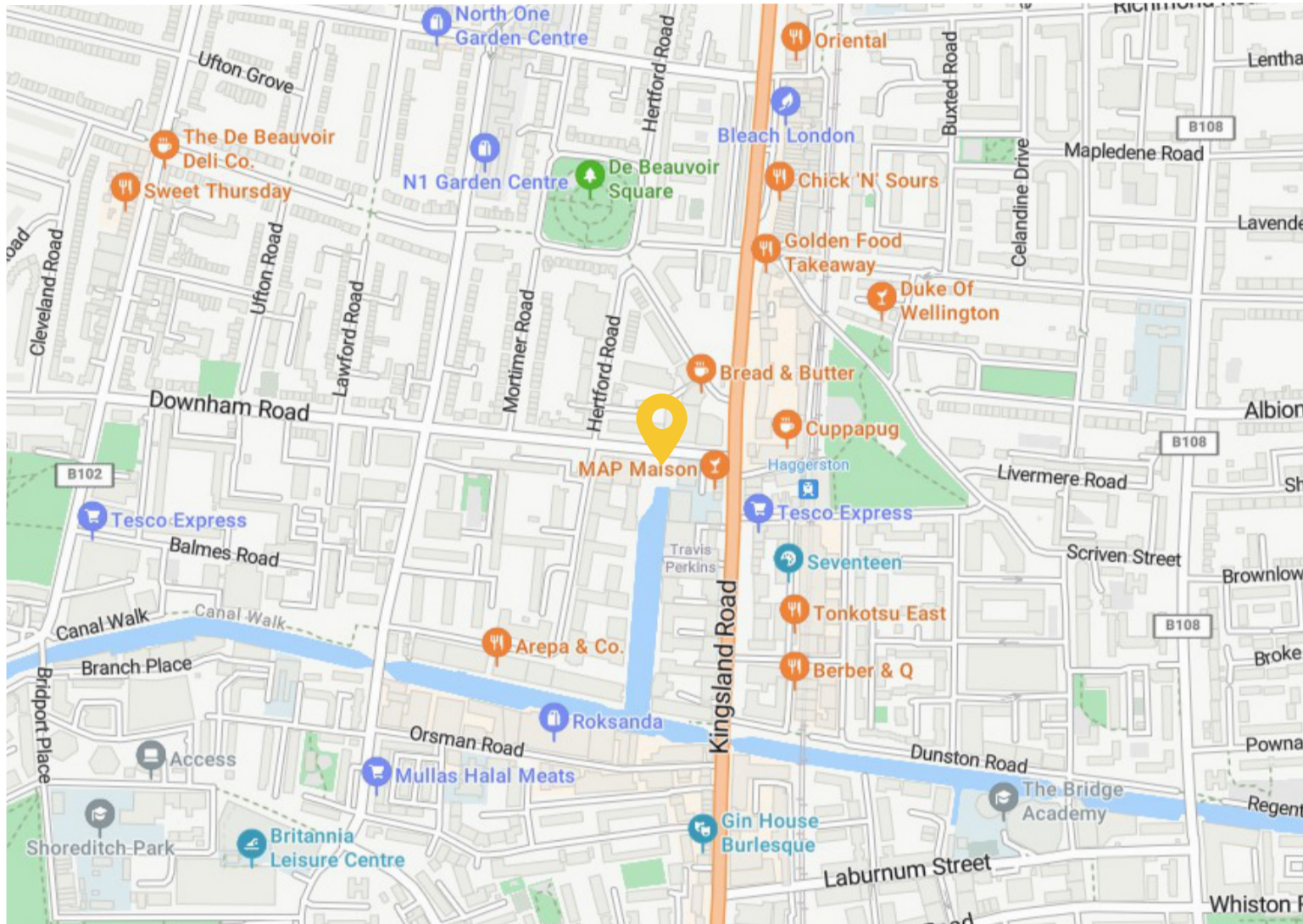
Floor	Sq.ft	Sq.m
Ground	2,659	247
TOTAL	2,659	247



Floor Plan



Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Location

Address: 21 Downham Road,
London N1 5AA

What3words: ///third.winks.jumped

Nearest Station

Haggerston Overground Station:

0.1 miles / 3 min walk

Dalston Kingsland Overground
Station:

0.7 miles / 15 min walk

Essex Road Station:

0.9 miles / 20 min walk

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated 2024.



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