

54B Downham Road, De Beauvoir Town, London, N1 5AS

TO LET

Leisure / Office

2,063 sq ft / 191.7 sq m

£35 per sq ft

**Rare self-contained
Class E commercial
building with
private terraces,
parking and
impressive double-
height
accommodation.**



- Rare self-contained commercial building
- Located in De Beauvoir
- Private front and rear terraces
- Double-height reception with vaulted ceiling
- Loft-style mezzanine
- Excellent natural light
- Suitable for a range of Class E uses
- Excellent connectivity to Shoreditch, Islington and the City

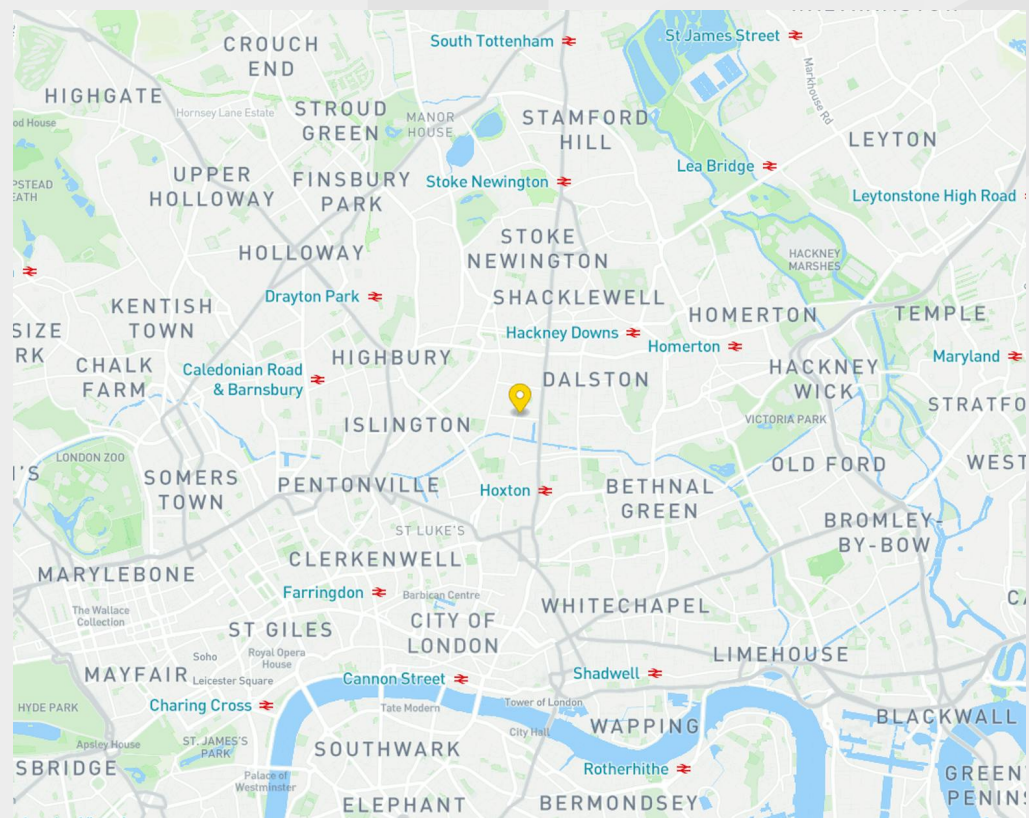


Description

A rare, entirely self-contained commercial building with private front and rear terraces providing dedicated outside space and parking. The property boasts an excellent vaulted ceiling offering a double-height reception with rear, loft-style mezzanine. The property would appear to suit a range of possible commercial uses within Class E.

Location

Located in the heart of De Beauvoir, the property occupies a prominent position on Downham Road between Islington, Shoreditch and Dalston. Haggerston Overground Station is within a short walk, while numerous cafés, restaurants, shops and bus routes are nearby, providing excellent connectivity across Central London.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Unit - Ground and First	2,063	191.66	£35 /sq ft	£12.16 /sq ft	n/a	£8,107.59	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

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