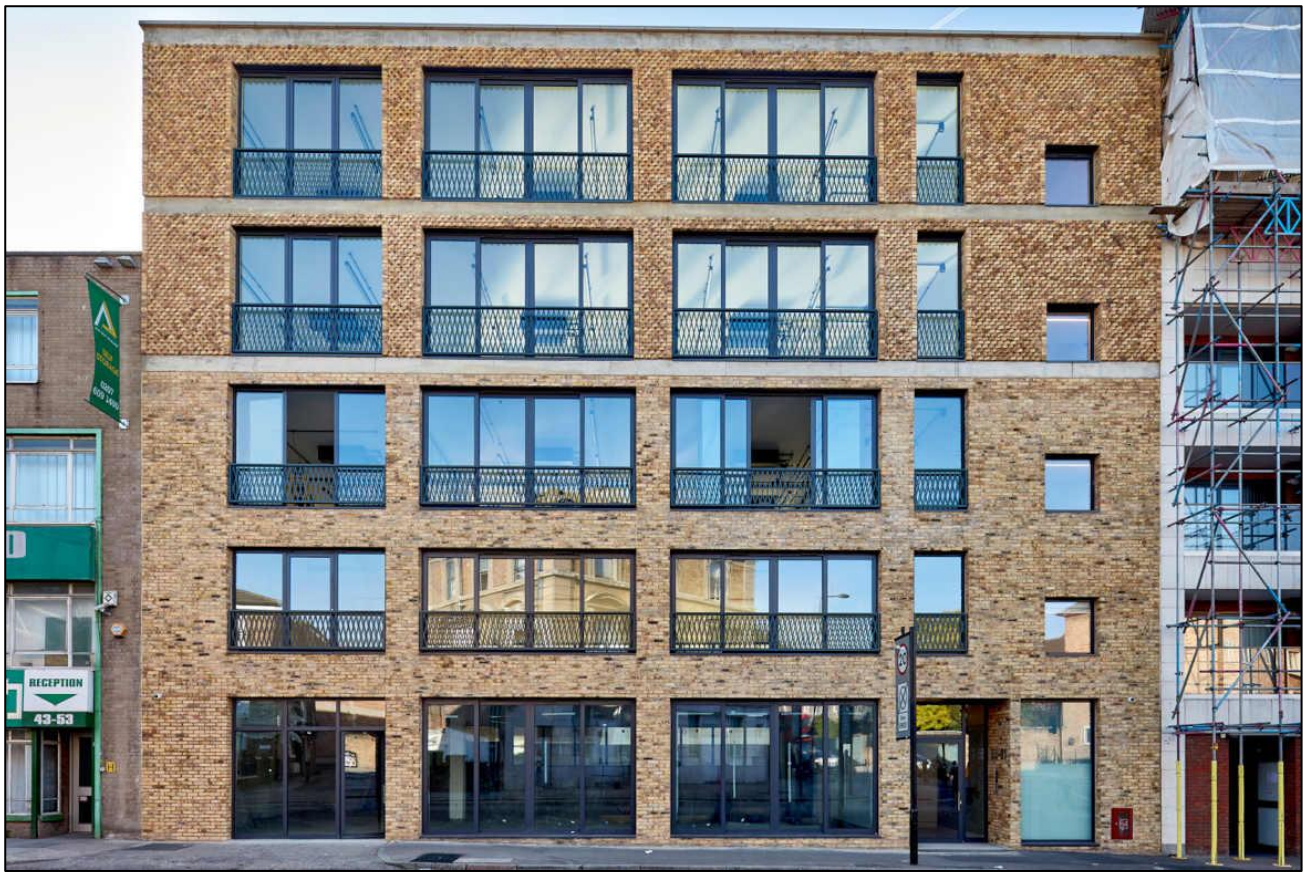
Light Industrial & Office Space
4,299 sq. ft. / 399.39 sq. m.
Self-contained light industrial & office space in Kings Cross

TO LET

The Brewery Building, 55-61 Brewery Road, London N7 9QH



LOCATION

The Brewery Building is located within the creative neighbourhood that surrounds Tileyard London and is only moments from Europe's largest community of independent artists and business. The area is home to a diverse and bustling community, attracting some of London's most forward thinking companies.

TRANSPORT

Caledonian Road (Piccadilly line)
Caledonian & Barnsbury (London Overground)
King Cross Station (Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines)
St Pancras (Mainline services and Eurostar International)
Camden Town (Northern line)

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GROUND FLOOR

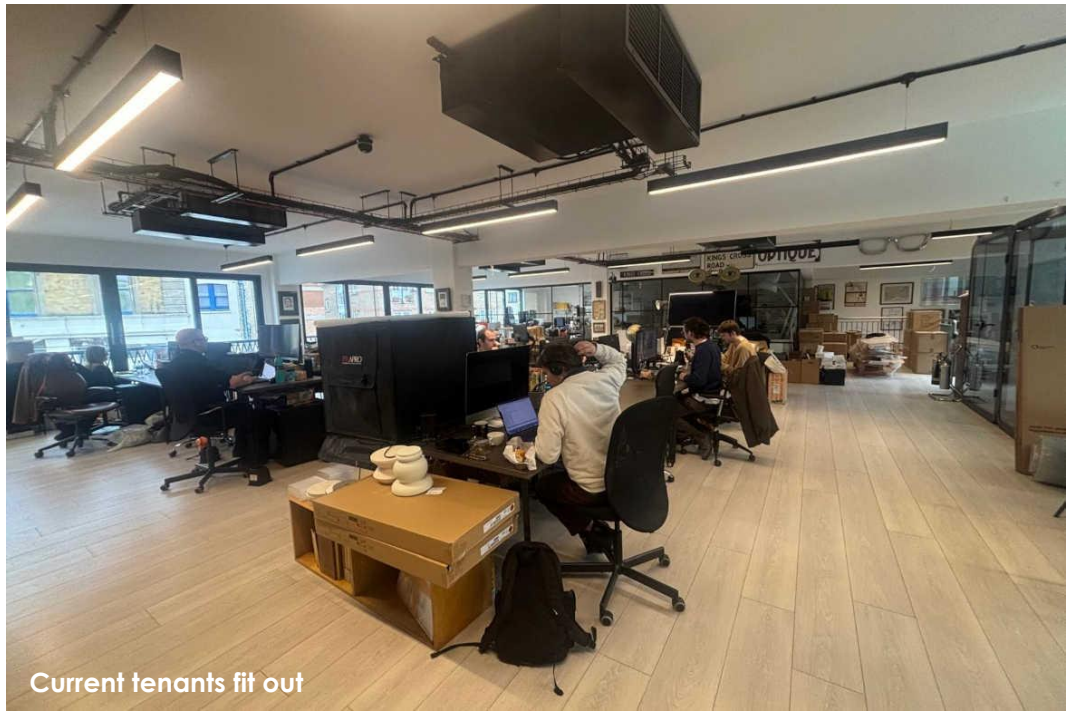


Current tenants fit out



Prior to current tenants fit out

FIRST FLOOR



Current tenants fit out



Prior to current tenants fit out

DESCRIPTION

The Brewery Building has been redeveloped and designed by award winning architects Squire & Partners.

The self-contained ground and first floors provide light industrial & office space.

Currently occupied by a designer glasses business who use ground floor as a workshop & distribution, and first floor as offices.

The communal areas boast excellent facilities such as cycle storage, showers, passenger lift, disabled WCs & impressive reception.

Available from mid-June 2026.

AMENITIES

- Self-contained with street access
- Interconnecting staircase
- Floor to ceiling heights of 3.5m & 2.9m
- Excellent natural daylight
- Air conditioning
- Modern lighting
- 2 x meeting rooms (first floor)
- Kitchenette (first floor)
- Juliette balcony (first floor)
- Outdoor terrace (ground floor)
- Passenger lift
- 18 cycle spaces
- 4 showers
- Disabled WCs

USE

Both floors have the benefit of dual use, light industrial and/or office.

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	2,195	203.92
Ground	2,104	195.47
Total	**4,299**	**399.39**

LEASE

A new lease is available direct from the freeholder for a term by arrangement.

RENT

Per Annum	Per Sq. Ft.
£135,000	£31.40

SERVICE CHARGE

We understand that the service charge is running at approximately:

Per Annum	Per Sq. Ft.
£32,242.50	£7.50

BUSINESS RATES

We understand that the business rates payable for the year 2026/27 are as follows:

Per Annum	Per Sq. Ft.
£71,000	£16.52

Interested parties must verify these figures with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£238,243	£19,854

VAT

The property is elected for VAT.

EPC

Rated B

PLEASE CONTACT

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