

Tel: 020 7336 1313

www.antonpage.com

**ANTON
PAGE** 

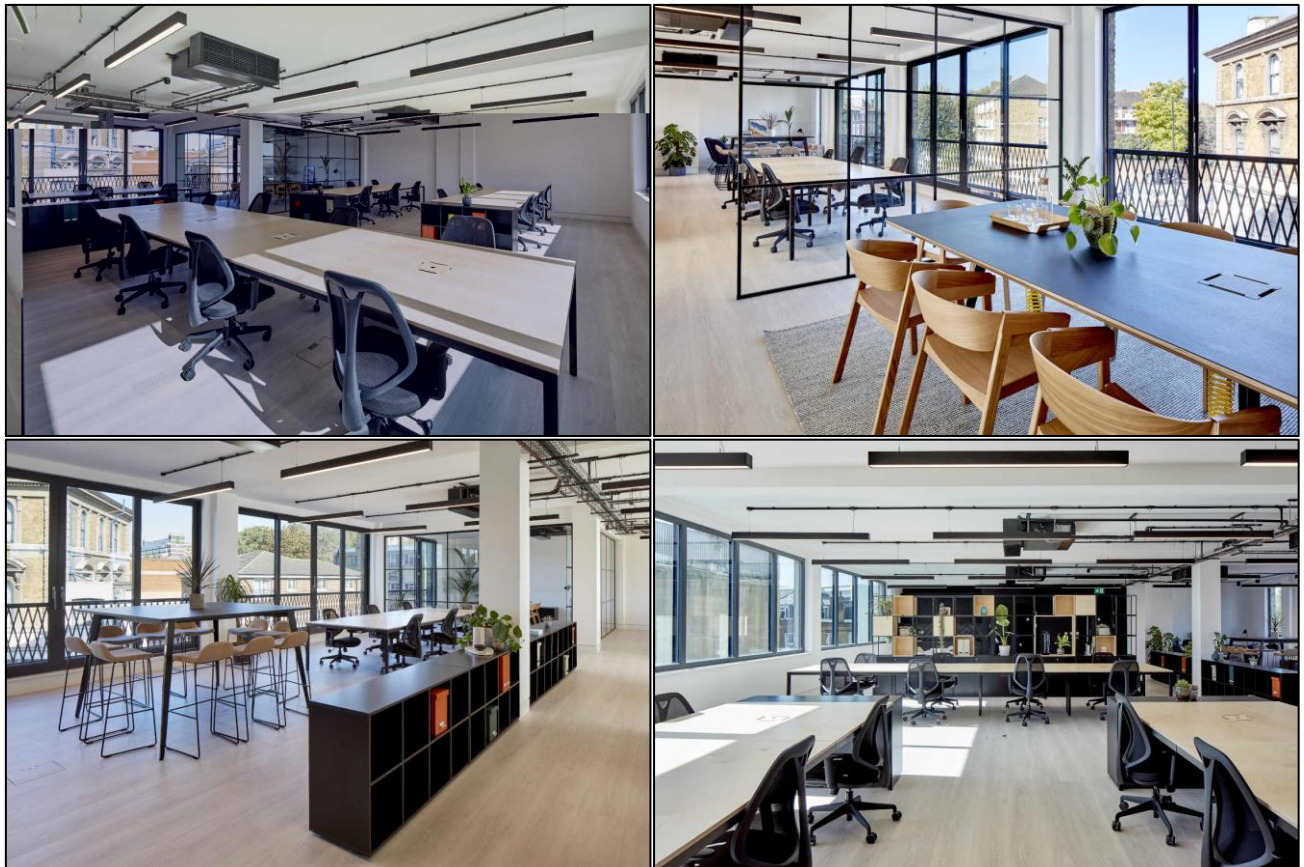
Commercial Office Space

26-34 desks

Turnkey office solution for £17,500 per calendar month

MANAGED OFFICE

Third floor, The Brewery Building, 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)

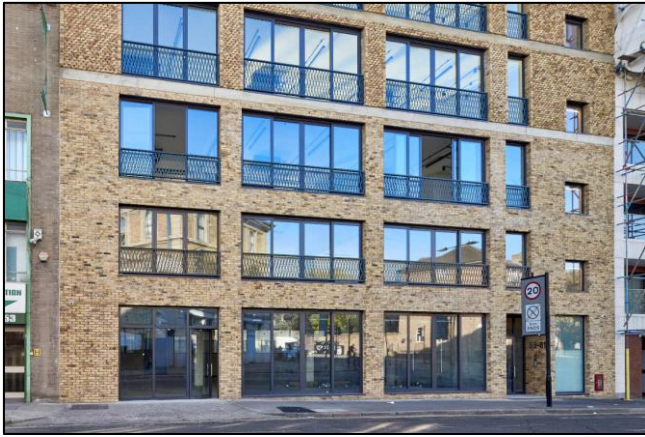
St Pancras (Mainline services and Eurostar International)

Camden Town (Northern Line)

Santander Cycles – York Way (150 yards)

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION

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

The third floor has been fully fitted and furnished as part of this redevelopment. This stunning fit out has been carried out to minimise costs and provide immediate occupation for an incoming tenant.

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

AMENITIES

- Fully fitted office solution
- Air conditioning
- Fibre connectivity
- 26-34 desks
- 3 breakout areas
- Meeting room
- Kitchenette
- Juliette balconies
- Excellent natural light
- 2.9m floor to ceiling height
- Passenger lift
- 18 cycle spaces
- 4 showers
- Disabled WCs

Floor	Size <i>Sq. Ft.</i>	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, cleaning & utilities)		
			<i>Per Sq. Ft.</i>	<i>Per Calendar Month</i>	<i>Per Annum</i>
Third	2,386	26-34	£88.00	£17,500	£210,000

LEASE

New full repairing and insuring lease is available for a term by arrangement.

EPC

Rated B

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Stephen Page
spage@antonpage.com