

LYSANDER MEWS

ARCHWAY, LONDON N19 3QY

To Let

Modern Mews Unit with
Private Parking & Bike Storage
Suitable for Class E
(Offices, Medical, Leisure etc.)

Unit 5
1,726 SQ. FT.

RIB

ROBERT IRVING BURNS



DESCRIPTION

Located within a high quality mews in Archway, the opportunity is on the 1st floor and benefits from excellent natural light, pitched ceiling, WCs, showers, new comfort cooling system, private meeting room and fibre connection (not tested).

The space has carpeted flooring, kitchen area and a private meeting room at the front.

The unit further benefits from private cycle racking and 1 parking space.

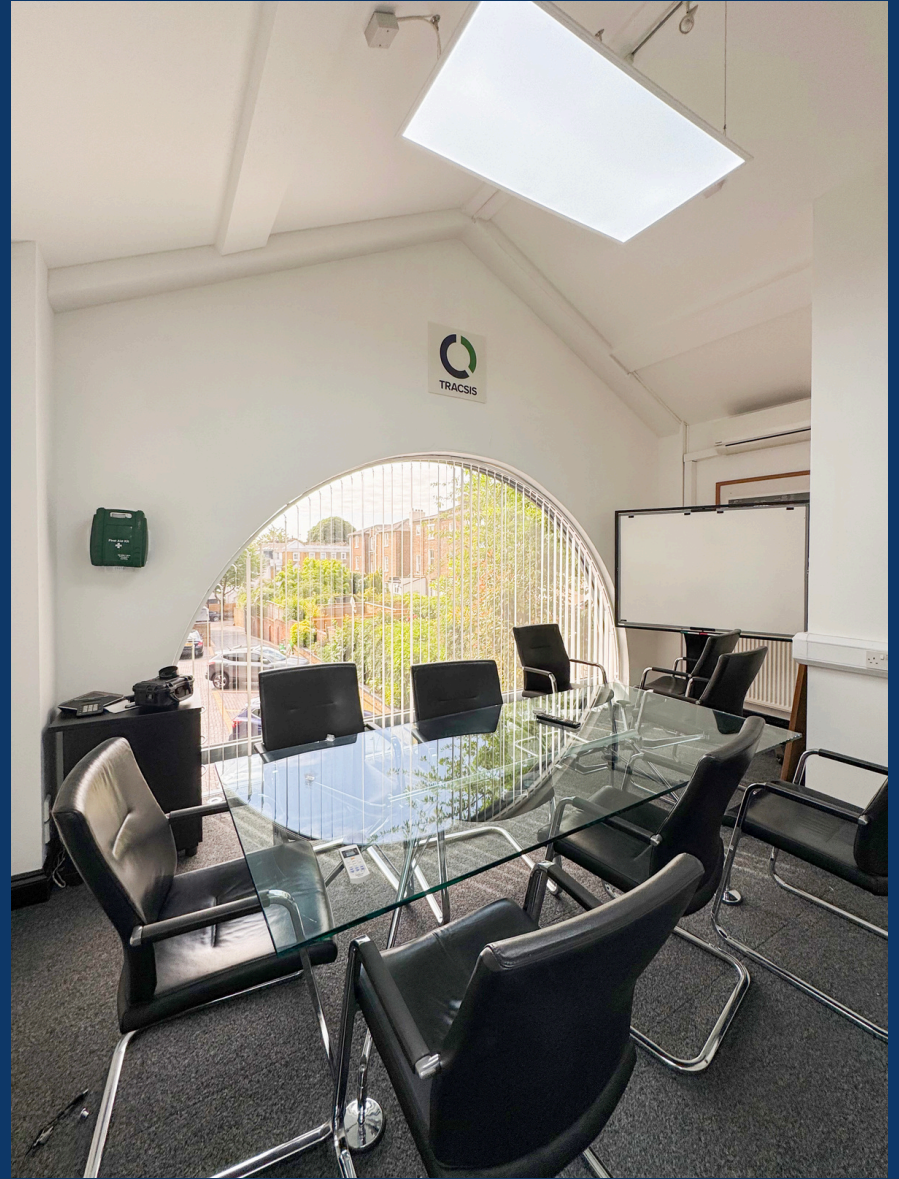


AMENITIES

- Excellent natural light
- Pitched ceiling
- WCs
- New comfort cooling system
- Private meeting room
- Fibre connection (not tested)
- Carpeted flooring
- Kitchen area
- Private meeting room
- Private cycle racking
- 1 parking space

FINANCES

TOTAL SIZE (SQ.FT.)	1,726
QUOTING RENT (P.A.)	POA
ESTIMATED RATES PAYABLE (P.A.)	£19,224
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	POA





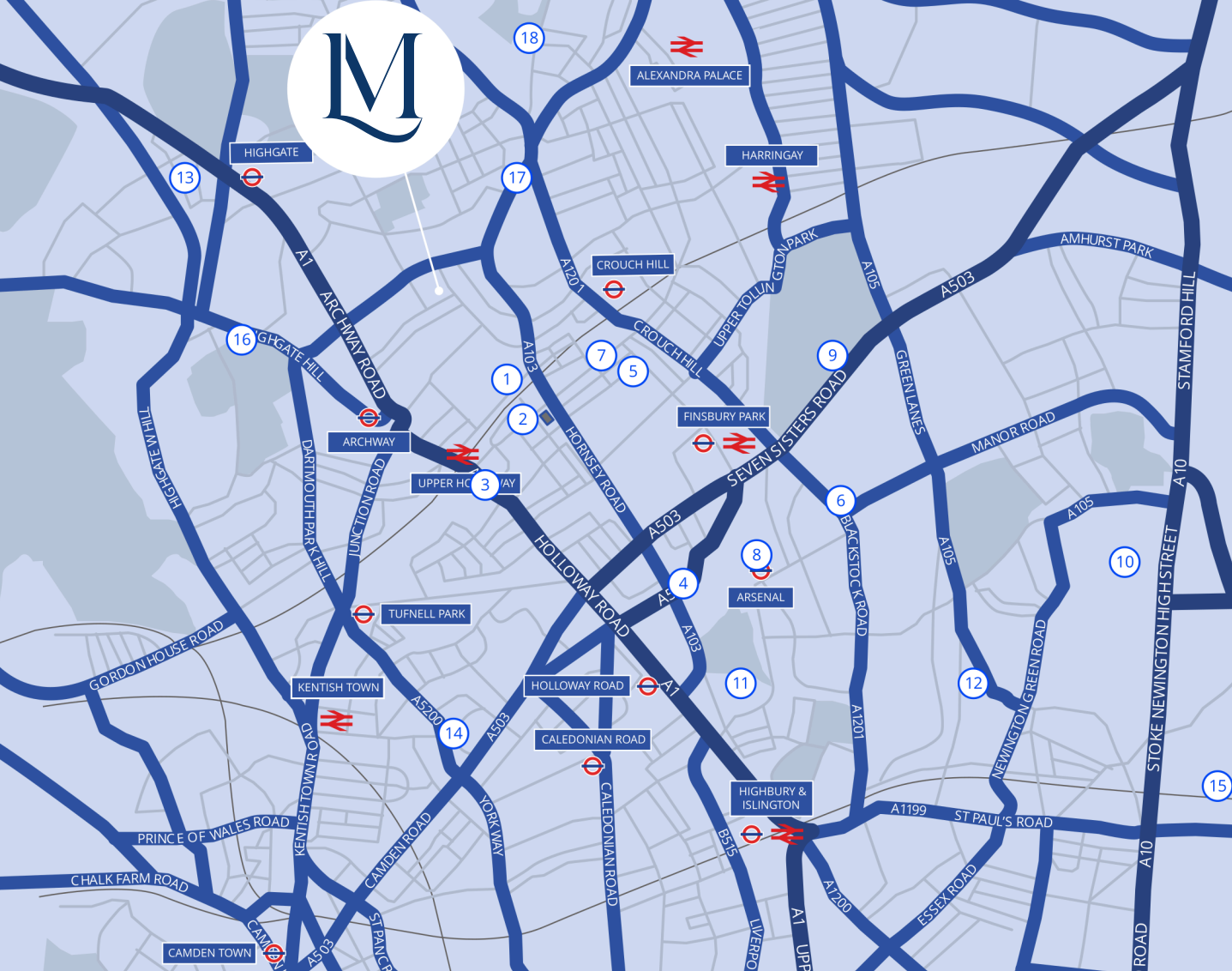
LOCATION

LOCATED IN ISLINGTON

Lysander Mews sits in a vibrant mixed-use area with creative studios, independent shops, bars, and restaurants, reflecting Archway's growing status as a dynamic North London destination.

The area has seen major regeneration, including Vantage Point and Navigator Square, and benefits from excellent transport links via Archway Underground (Northern Line), connecting directly to King's Cross and the West End.

Now attracting media, tech, and design occupiers, Archway is emerging as a key hub for creative industries.



PLACES OF INTEREST

1. GRILL & SHAKE
2. HAMLET CAFE & BISTRO
3. THE SPOKE
4. HANA LONDON
5. PIZZARIA PAPPAGONE
6. THE FALTERING FULLBACK
7. JAI KRISHNA
8. TRAVELODGE FINSBURY PARK
9. FINSBURY PARK
10. VICOLI DI NAPOLI PIZZERIA
11. EMIRATES STADIUM
12. PRIMEUR
13. THE WOODMAN
14. THE COLOMB ART GALLERY
15. ROSELLA
16. TESCO EXPRESS
17. COFFEE CIRCUS
18. ALEXANDRA PALACE



ARCHWAY UNDERGROUND
6 MIN WALK



UPPER HOLLOWAY OVERGROUND
9 MIN WALK



HIGHGATE TUBE
15-17 MIN WALK



TUFNELL PARK TUBE
13 MIN WALK



FLOOR PLAN

Scaled floor plan available upon request.



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Unit 5- 53 C

VAT

TBC.

FLOOR PLANS

Scaled floor plan available upon request.

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.