

# 27 Downham Road, Units 1 & 2, De Beauvoir, London, N1 5AA

**TO LET**

Office

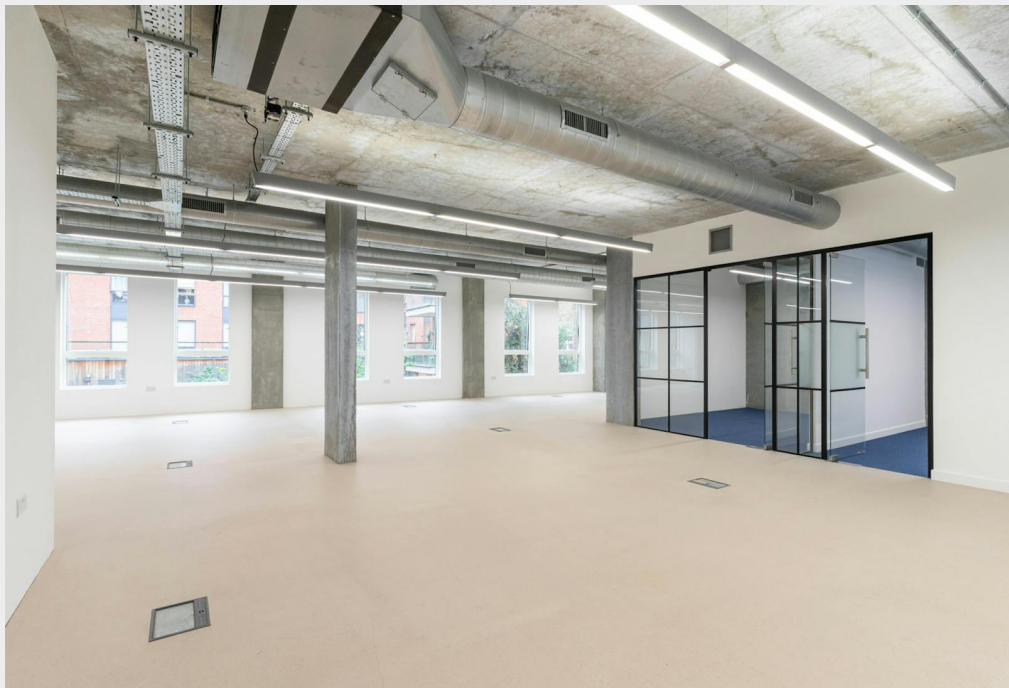
4,075 sq ft / 378.6 sq m

£29.50 per sq ft

# Impressive 4,075 sq ft first floor office situated near De Beauvoir Town



- 4,075 sq ft open-plan office across Units 1 & 2
- Excellent natural light from three aspects
- Generous floor-to-ceiling height throughout
- Comfort cooling, heating and ventilation with openable windows
- Secure internal cycle storage with showers
- DDA-ready building with passenger lift
- Short walk to Haggerston Overground Station and Regents Canal

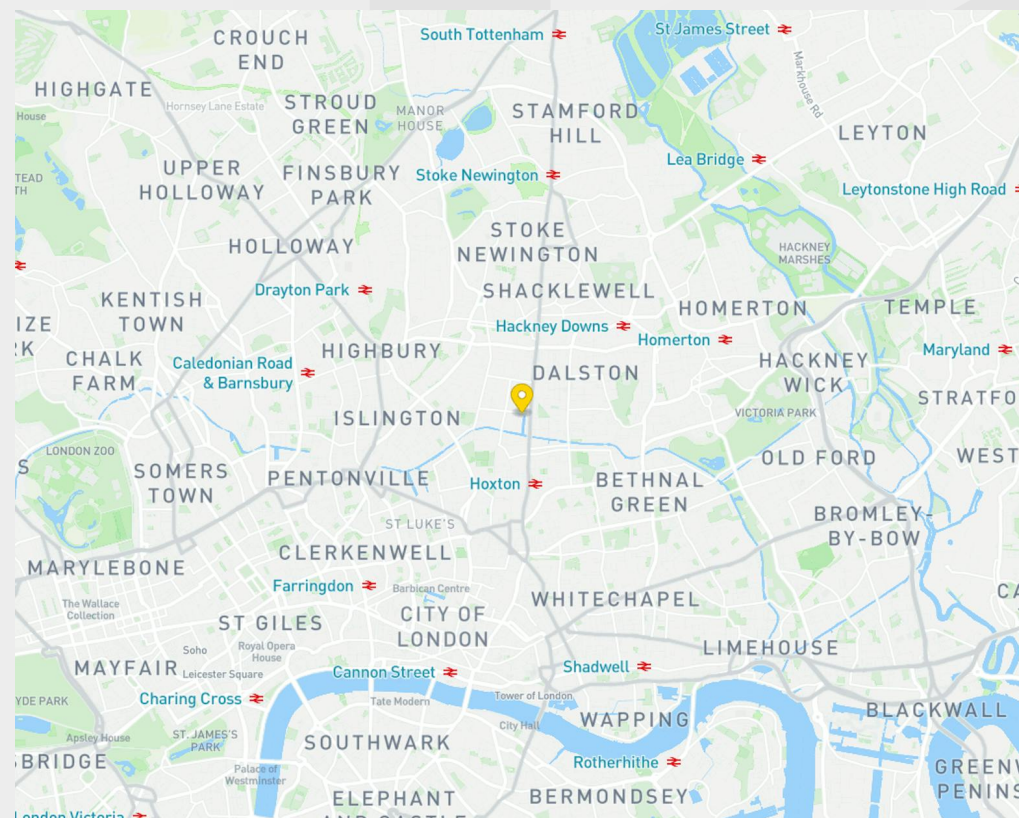


## Description

The first-floor accommodation at 27 Downham Road offers a bright, open-plan office with excellent ceiling height and strong natural light from three aspects. The space benefits from comfort cooling, heating and ventilation alongside openable windows. The building provides a well-presented entrance lobby, passenger lift, secure internal cycle storage, shared WCs, a DDA-compliant toilet and on-site showers, making it ideal for modern occupiers.

## Location

The property is located on Downham Road, close to Kingsland Road (A10), within a vibrant N1 setting. De Beauvoir Town and Dalston lie to the north, Islington to the west and Hoxton and Regent's Canal to the south. Nearby amenities include The Duke of York pub and F45 Haggerston, while Haggerston Overground Station is a short walk away, with multiple bus routes along Kingsland Road.



## Accommodation / Availability

Unit	Size	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st - Units 1 & 2	4,075 sq ft	378.58	£29.50	£17.09	£5.30	£17,623.88	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### Further Information

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