

18-20 MARKET ROAD, CALEDONIAN ROAD, N7 9PW

SELF CONTAINED PLUG & PLAY GROUND FLOOR OFFICES FOR RENT

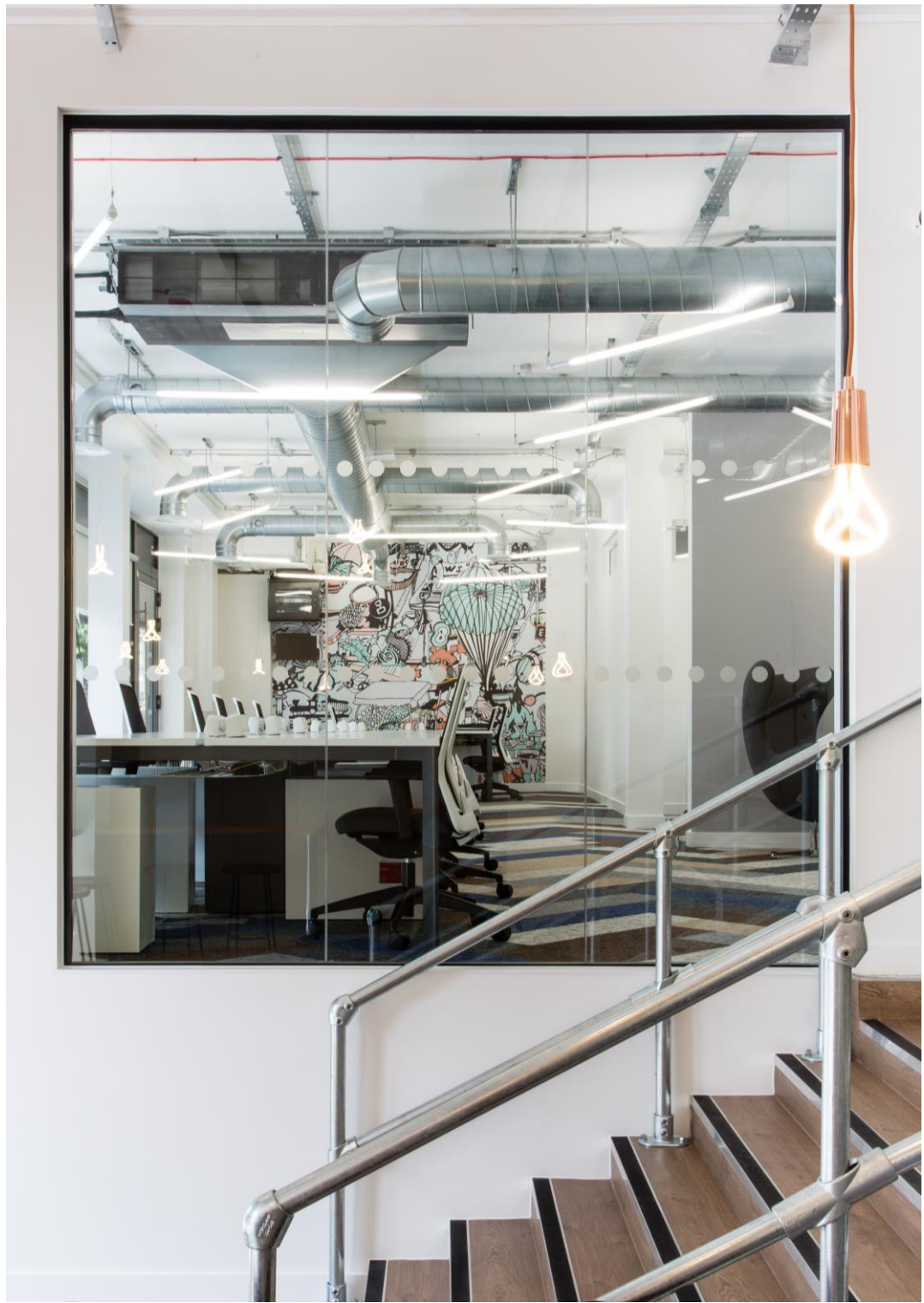


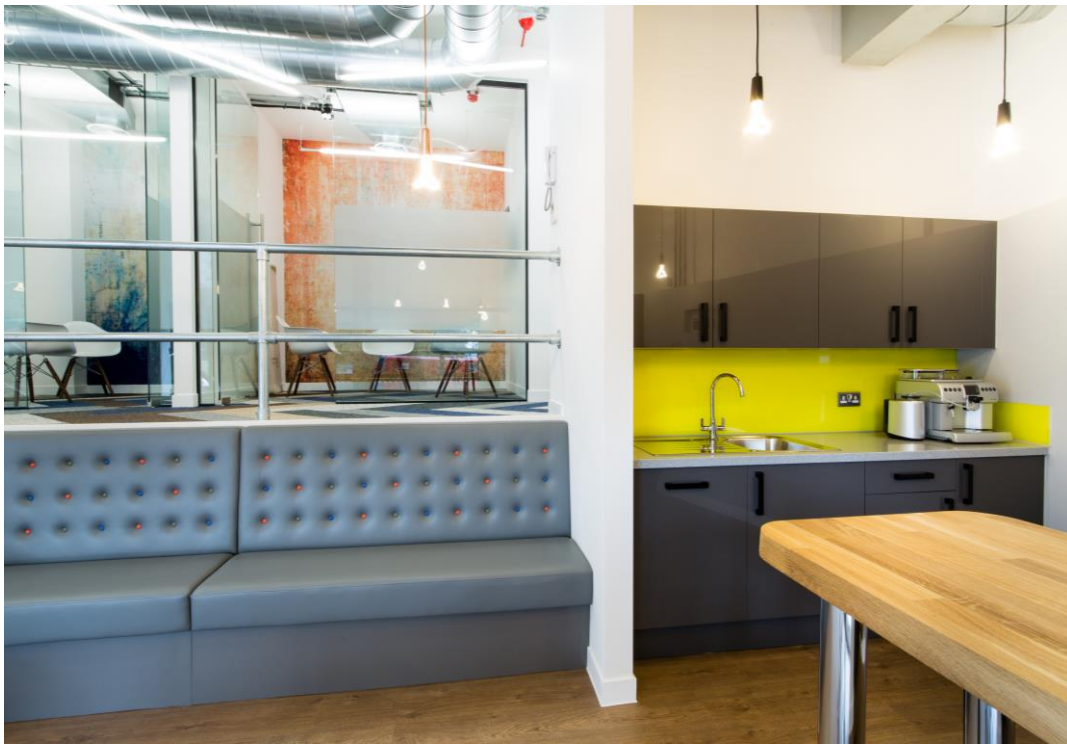
1,550 SQ. FT. (144 SQ. M.,)

Salient points:

- Self-contained
- Fully-fitted & furnished offices (c.20 desks)
- Meeting rooms in situ
- Dual access
- DDA compliant
- Within 5 minutes' walk of Caledonian Road Underground station & Caledonian Road & Barnsbury Overground station
- Low rent of £61,225 per annum (£39.50psf)

020 7284 9040
www.tsp.co





DESCRIPTION

This ground floor office provides fully-fitted plug and play media style space totalling 1,550 sq. ft. offering c.20 desks and 3 x meeting rooms. The premises form part of a mixed use development which benefits from an on-site concierge and parking available by separate arrangement. The unit has dual access and is fully disabled accessible and benefits from raised access floors, exposed features, high floor to ceiling height, carpet flooring, kitchenette and air-conditioning.

AMENITIES

- Fully-fitted, furnished & air-conditioned offices
- Self-contained with ground floor frontage
- Demised kitchen and meeting room facilities
- Secure bike storage & potential car parking
- WC's & disabled access
- Excellent natural light
- Fibre connectivity

LOCATION

The property is located on the north side of Market Road, in close proximity to Caledonian Road Underground Station (Piccadilly Line) and Caledonian Road & Barnsbury Station (Overground) within 0.2 & 0.3 miles respectively. Amenities are excellent nearby being located just off Caledonian Road which benefits from retailers including Sainsbury's Local, Starbucks and Costa Coffee. There are also nearby open spaces including Caledonian Park & Market Road Gardens.

TERM

A new lease is available on flexible terms direct from the landlord

VAT

The building is elected for VAT.

EPC

Available on request



PLEASE CONTACT:

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FLOOR	SQ FT APPROX	RENT PER ANNUM (SQ FT)	SERVICE CHARGE PER ANNUM (SQ FT) APPROX	RATES PER ANNUM (SQ FT) APPROX	ALL INCLUSIVE PER ANNUM	ALL INCLUSIVE PCM
Ground	1,550 sq. ft. (c.20 desks)	£61,225 (£39.50psf)	£3,875 (£2.50psf)	£13,749 (£8.87psf)	£78,849	£6,570