

14A BREWERY ROAD, N7 9NH

Self-contained office to let – 11,477 sq. ft.

Fully fitted studio style office.



LOCATION




The property is located on the north side of Brewery Road in King's Cross. The rear of the building backs onto the communal Market Road Gardens offering green space. Caledonian Road (Piccadilly) and Barnsbury (Overground) are both within walking distance.

DESCRIPTION

The property comprises a predominantly single story industrial/warehouse building of steel truss construction with brick and block work walls to the underside of the truss, rising up to 5.3m at the apex.

The 1st floor comprises 3,126 sq. ft. of office accommodation, a staff area and additional storage. The building benefits from good natural light, an enclosed courtyard measuring 1,630 sq ft, 2x gas blower heaters, strip lighting, 3x WCs and a kitchenette.

TRANSPORT LINKS

Caledonian Road		5 minutes
Barnsbury		7 minutes
Highbury & Islington		19 minutes

AMENITIES

The accommodation benefits from the following amenities:

- Electricity upgraded to 3 phase power
- Dedicated fibre optic leased line
- Show room/studio space
- Fully fitted
- Fully fitted kitchen
- WC and shower facilities
- 5.3 m ceiling height
- Car parking for up to 8 cars
- Air conditioned meeting rooms
- Cycle storage
- Underfloor heating

AVAILABILITY

Unit	Size (sq. ft.)
1 st floor	3,281
Ground floor	8,196

TERMS

Sublease available until May 2022, a new lease may be directly available from the Landlord.

Rent: £22.50 per sq. ft.

Rates: £6.37 per sq. ft.

Service charge: N/A

CONTACT

For further information or to arrange a viewing please contact:

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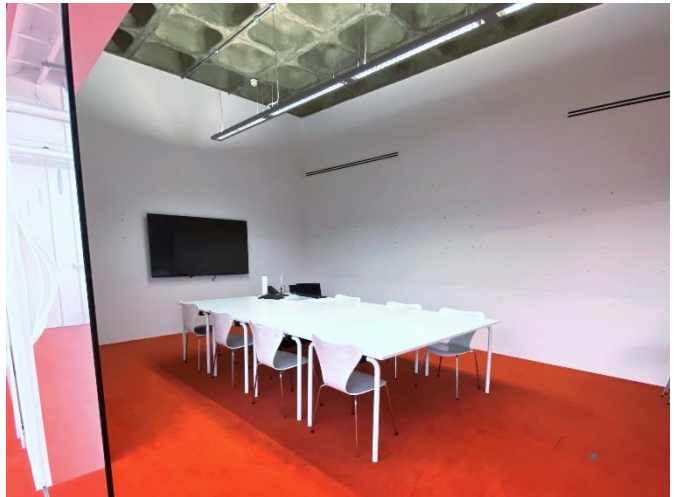
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PHOTOGRAPHS



FLOOR PLANS

Ground floor (top) and 1st floor (bottom) floor plans:

