



STRETTONS

EST. 1931

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



TO LET

Office

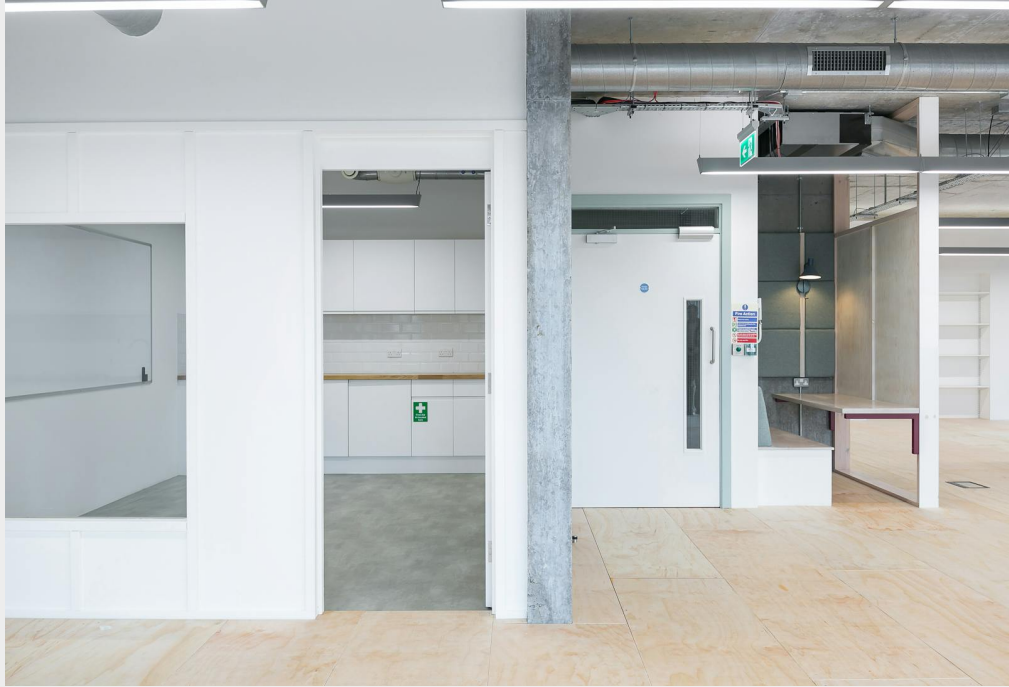
4,075 sq ft / 378.6 sq m

£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

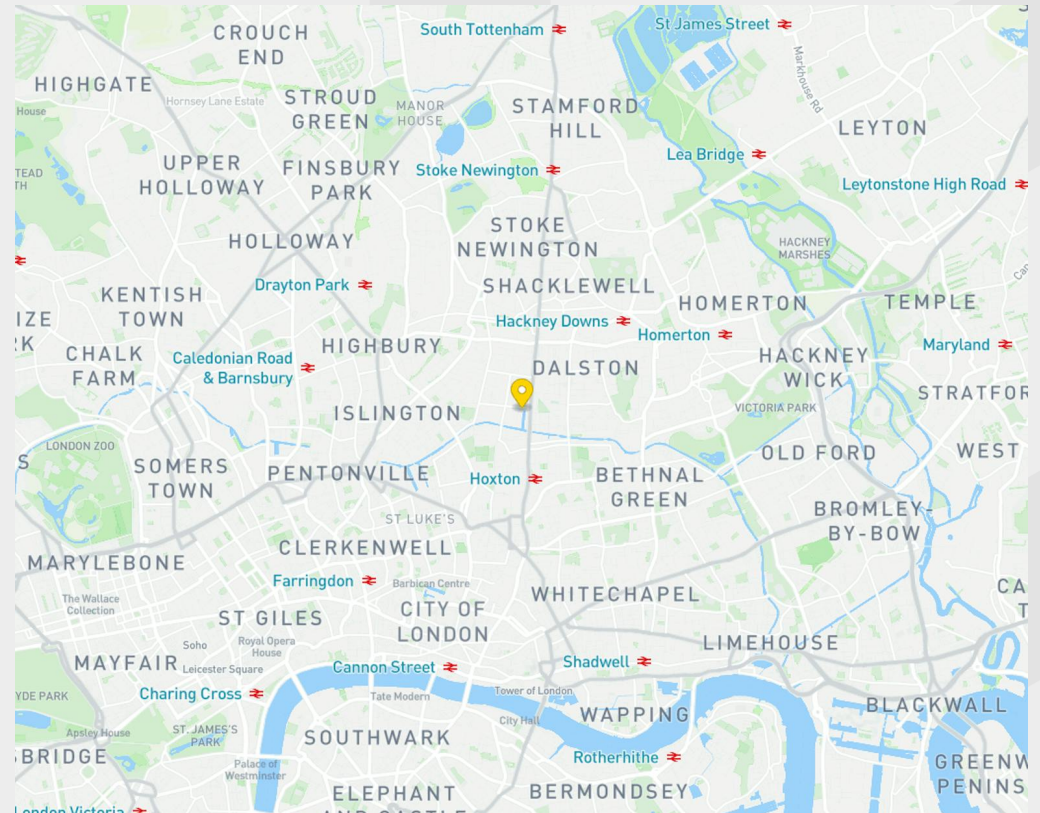


Description

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

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 18/02/2026