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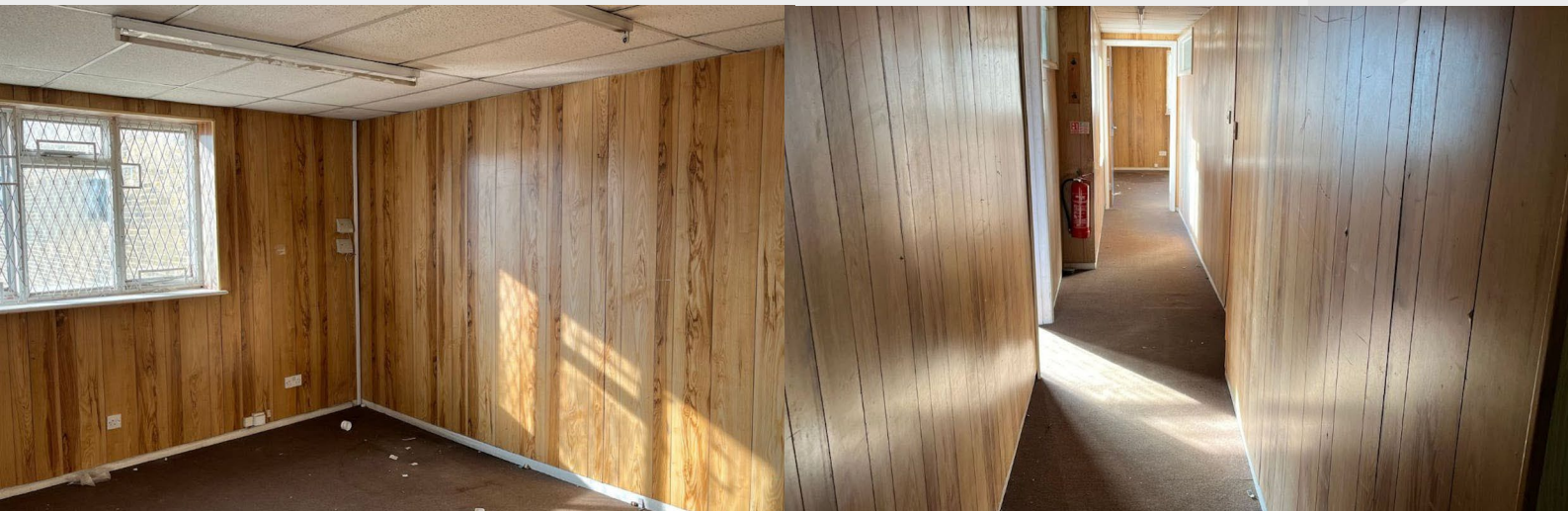


# FOR SALE

4 Blundell Street, Islington,  
London, N7 9BH

2,999 sq ft + 3,500 sq ft Forecourt

Light Industrial / Motortrade / Industrial / Warehouse / Workshops



**Light Industrial For Sale**

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# 4 Blundell Street, Islington, London, N7 9BH

## Description

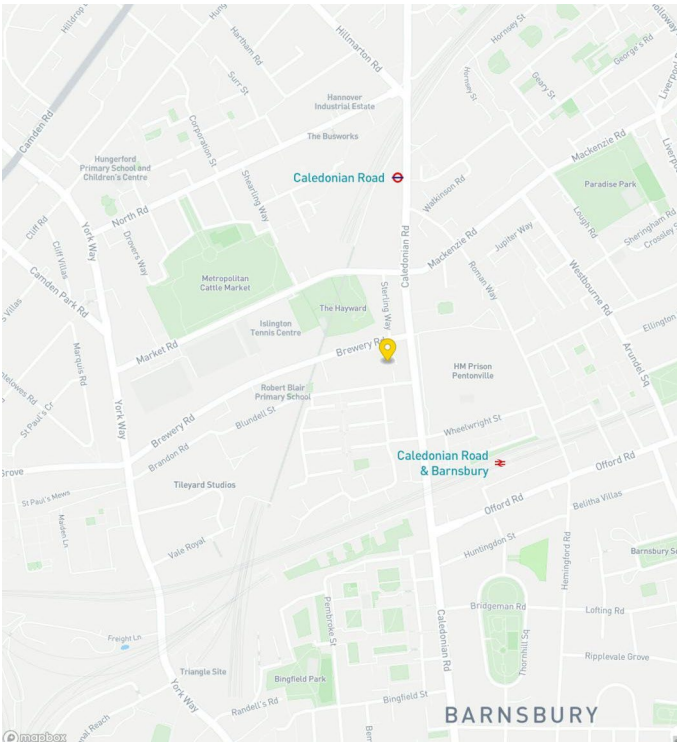
4 Blundell Street comprises a two-storey warehouse and office building together with a large secure forecourt / secure yard fronting Blundell Street. It would suit a variety of end occupiers including warehouse / storage, makers space, vehicle or tool hire / sales, or other roadside uses, subject to consents. The site also benefits from planning permission for redevelopment to deliver a part 4- and part 5-storey container style workspace scheme of 24,144 sq.ft GIA.

## Location

Blundell Street is located in a mixed commercial, industrial and residential area located about 1 mile north of Kings Cross and within a few minute's walk of Caledonian Road Underground station (Picadilly Line) to the north, and Caledonian Road & Babsbury Overground Station to the south providing access into Central and suburban London. Additionally, the site offers excellent access to Central London via road, with easy connections to the A503 (0.4 miles) and A201 (0.5 miles). It is located near key transport routes, providing quick links to major roads like the A41 (1.2 miles) and the M1 (2.3 miles).

## Accommodation

Name	sq ft	sq m
Ground	1,437	133.50
1st	1,562	145.11
Unit - Total	2,999	278.71
Unit - Forecourt/Yard	3,500	325.16



Terms	For Sale
EPC	D
Guide Price	£1.5 million

### Contacts

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