1 BREWERY ROAD

LONDON | N7 9QJ

/// haven.drew.spell

TO LET: **14,914 SQ FT / 1,385.58 SQ M**

CENTRAL LONDON INDUSTRIAL / WAREHOUSE
TO BE REFURBISHED

STRETTONS

MONTAGU EVANS

STRATEGICALLY POSITIONED IN CENTRAL LONDON

LOCATION

1 Brewery Road comprises a self-contained industrial/warehouse building in an established Central London industrial location, approximately 0.8 miles from the A1/Holloway Road and within easy reach of King's Cross. Caledonian Road Underground Station is approximately 0.2 miles away, Caledonian Road & Barnsbury Overground approximately 0.3 miles, and King's Cross St Pancras approximately 1.3 miles by road. The A406/M1 at Staples Corner is approximately 7.0 miles away.

CONNECTIVITY

WALK	TIME(min)
Caledonian Train St	5
Kings Cross St Pancras	9
Finsbury Park	13

TRAIN	TIME(min)
Finsbury Park	5
Picadilly Circus	12
Liverpool Street	15
London Bridge	17
London Heathrow	55

*From Caledonian Road Tube St

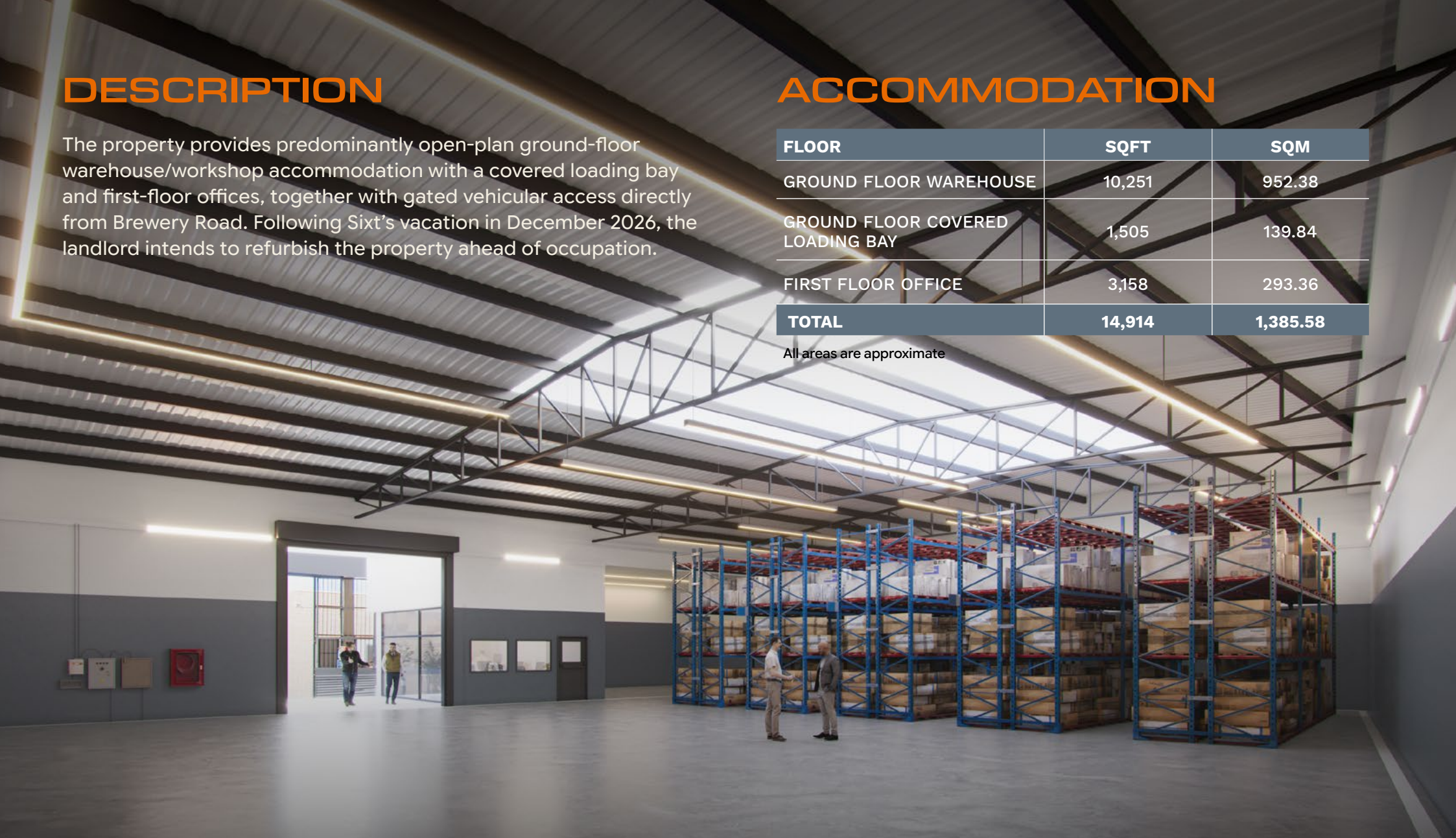
DESCRIPTION

The property provides predominantly open-plan ground-floor warehouse/workshop accommodation with a covered loading bay and first-floor offices, together with gated vehicular access directly from Brewery Road. Following Sixt's vacation in December 2026, the landlord intends to refurbish the property ahead of occupation.

ACCOMMODATION

FLOOR	SQFT	SQM
GROUND FLOOR WAREHOUSE	10,251	952.38
GROUND FLOOR COVERED LOADING BAY	1,505	139.84
FIRST FLOOR OFFICE	3,158	293.36
TOTAL	**14,914**	**1,385.58**

All areas are approximate



TO BE REFURBISHED

Self-contained industrial/ warehouse building with prominent Brewery Road frontage

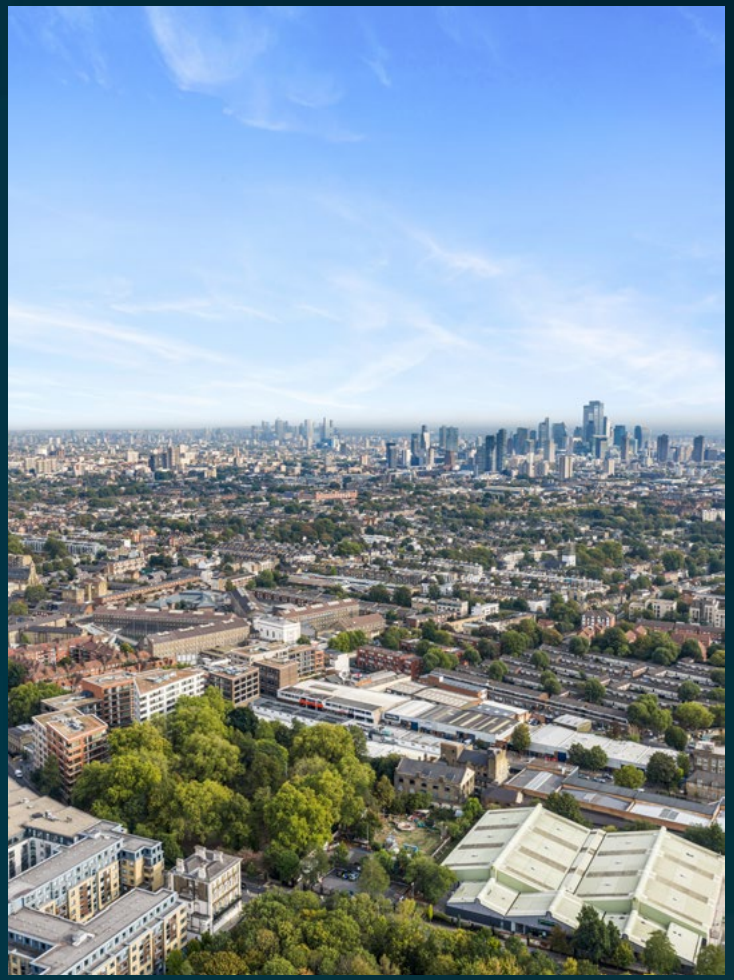
Minimum eaves height of approximately 6.2m, rising to approximately 7m

Gated vehicular access and covered loading bay

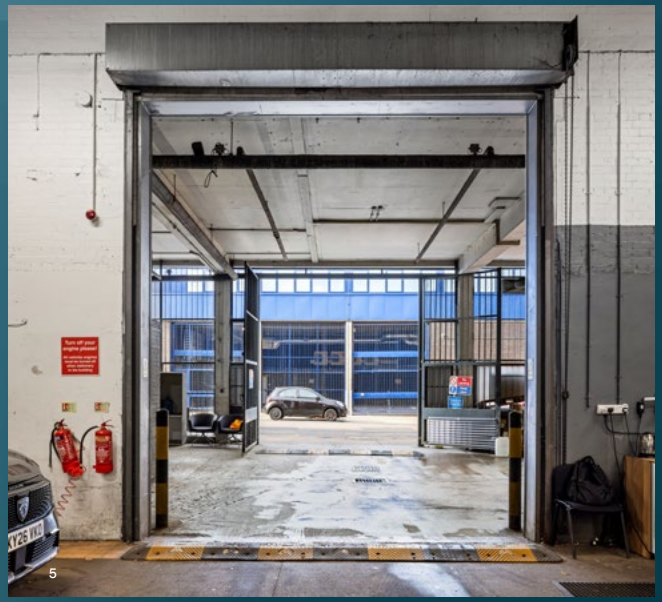
Three-phase power to be reinstated, timing to be confirmed

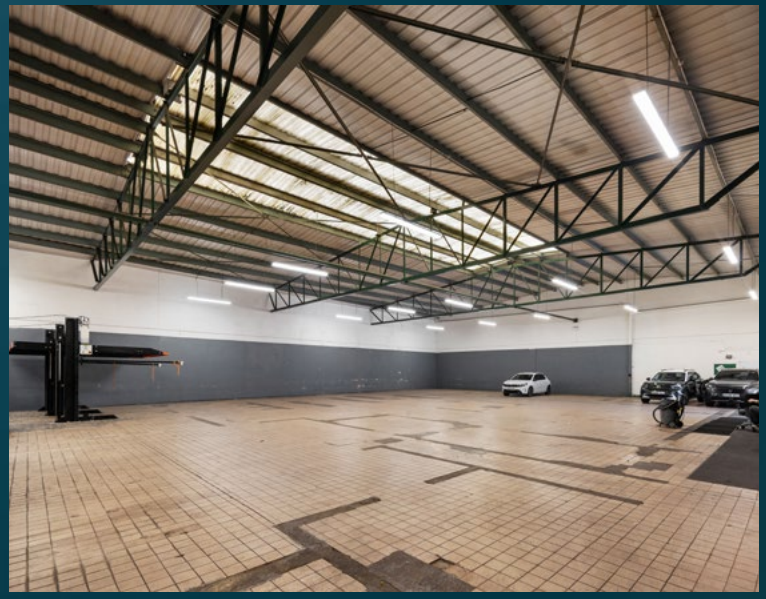
First-floor office and ancillary accommodation

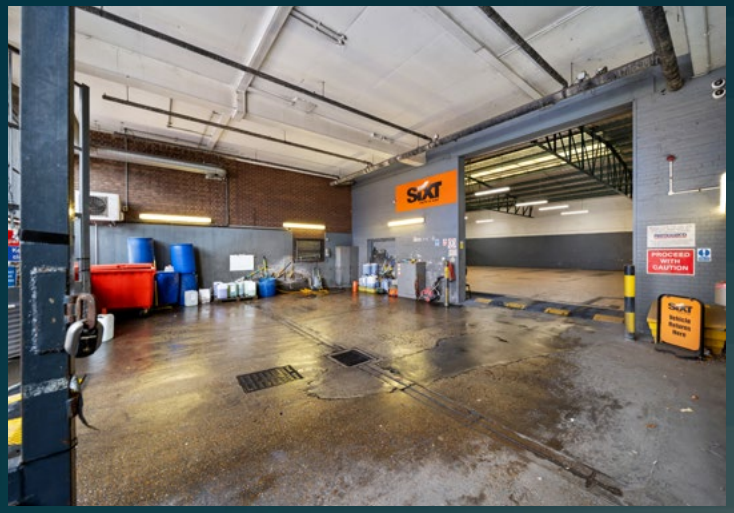
*COMPUTER GENERATED IMAGERY



SIXT






SIXT
PROCEED WITH CAUTION

FURTHER INFORMATION

TENURE
£400,000 per annum exclusive

VAT
VAT is applicable

EPC
To be reassessed following refurbishment

TERMS
New FRI lease on terms to be agreed

VIEWINGS
By appointment through joint sole agents below

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STRETTONS

MONTAGU EVANS

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