

Unit 3-4, 50 De Beauvoir Crescent, Islington, London, N1 5SB

TO LET

Gym / Healthcare / Office

3,644 sq ft / 338.5 sq m

£91,100 per annum

Canal side commercial unit to rent



- Canal frontage
- On site cafe
- Exposed services
- Over 3m ceiling heights
- Concrete flooring
- Demised meeting rooms
- Gas central heating
- Air conditioning

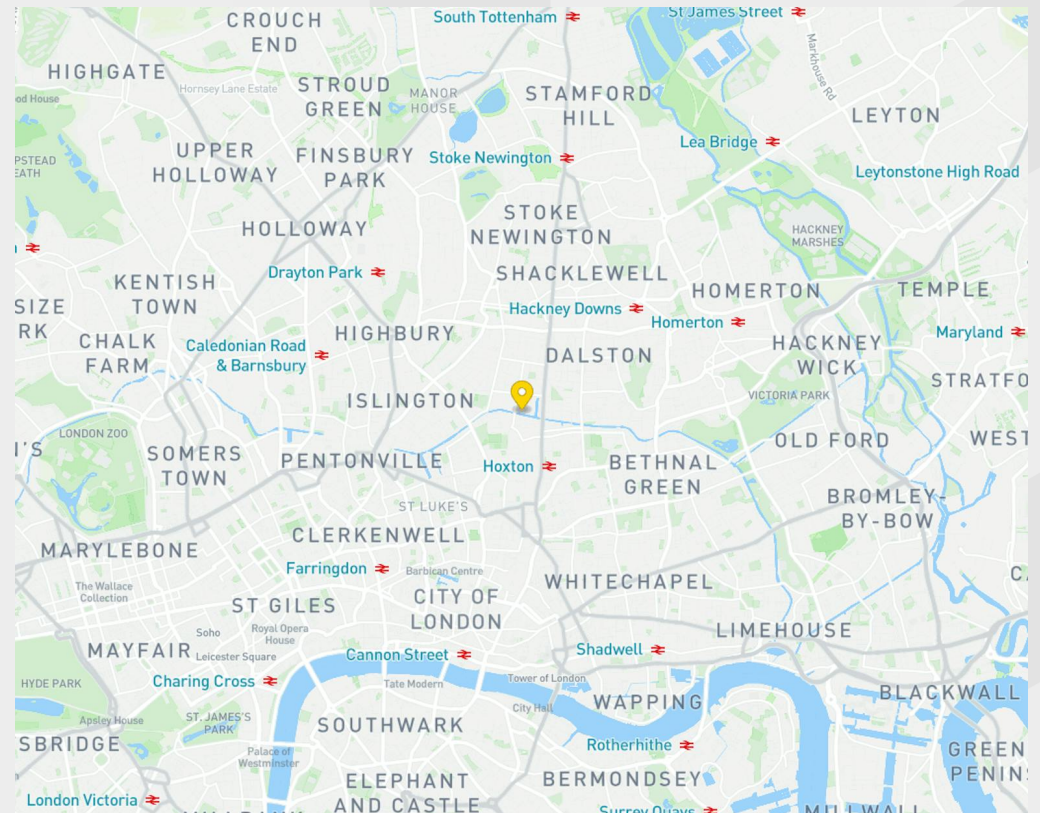


Description

The unit is situated within a mixed use development building comprised of commercial on ground and basement floors with residential on the 1st to 5th floor. The unit itself is largely open plan on the ground floor with the rear of the unit providing views of the canal, a demised meeting room and access into the basement.

Location

The subject property is located to the south of De Beauvoir Crescent, situated directly adjacent to the Regents Canal which offers an attractive working environment and is also home to a number of local cafés, galleries and further amenities. The property is well served by public transport with regular bus routes along Kingsland Road as well as very efficient Overground network from Haggerston Station.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total year	Availability
Ground	2,506	232.82	-	n/a	n/a	-	Available
Basement	1,138	105.72	-	n/a	n/a	-	Available
Unit - Total	3,644	338.54	£91,100 /annum	£35,876 /annum - Estimate	£9,182.88 /annum	£136,158.88	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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Further Information

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