



OFFICE & DISTRIBUTION BUILDING FOR COMPANIES SERVICING CENTRAL LONDON 3,570 SQ FT TO LET TECH SUPPORT/ CLEANING COMPANIES/ ENGINEERS/FASHION

Westgate House

Offord Street, N7 8XH

Office, Other

TO LET

3,570 sq ft
(331.66 sq m)

- SELF CONTAINED BUILDING
- STORAGE WITH LOADING
- SECURE LOADING DOOR
- 3 PARKING SPACES
- ADJOINING CALEDONIAN ROAD & BARNSBURY OVERGROUND
- LED LIGHTING
- LOW RISE BUILDING
- PRIVATE GARDEN
- GREAT NATURAL LIGHT

Westgate House, Offord Street, London, N7 8XH

Description

An office building with a secure electric roller shutter door providing 500 sq ft of accessible storage with direct loading. This low rise office building would be very suitable for companies that need to service the City or West End & need storage with loading. There are 3 demised parking spaces and the building adjoins & overlooks Caledonian Road & Barnsbury Overground Station which affords direct services to Richmond in the South, Stratford in the East, Camden, Shoreditch, Canada Water, Finchley Road, Willesden Junction, Kensington are on the same line. Caledonian Road Underground Station is 5 minutes walk.

The offices provide five main areas some of which have been further subdivided. All benefit from fantastic natural light front & rear. There are male & female WC's on each floor together with a kitchenette or tea station.

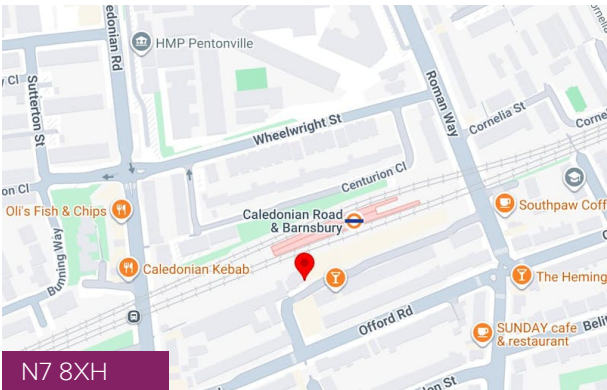
Location

The building is located off Offord Street Islington close to its junction with Caledonian Road in Barnsbury between Kings Cross & Highbury & Islington. The area is well served by Underground and Overground. Caledonian Road & Barnsbury Overground is literally next door and Caledonian Road (Piccadilly) Underground is just 5 minutes walk. There are lots of Cafes, Restaurants and shops and other staff amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	893	82.96	Available
Ground - Storage	479	44.50	Available
1st - Office	1,082	100.52	Available
2nd - Office	1,116	103.68	Available
Total	3,570	331.66	



Summary

Available Size	3,570 sq ft
Rent	£65,000 per annum
Rates Payable	£7.55 per sq ft Based on 2026 Valuation
Rateable Value	£56,000
Car Parking	£1,500 per space / annum
Legal Fees	Each party to bear their own costs. If the tenant withdraws they will be liable for the Landlords Legal & Agents Costs up to £4,750 plus VAT
EPC Rating	D (85)

Viewing & Further Information

Neil Sint
0207 267 6772 | 0785 044 4697
neil@brucecommercial.co.uk

Bruce.
Commercial Estate Agents



