



27 Downham Road - Units 1 & 2

Haggerston, London, N1 5AA

Open office floor in modern office building

4,075 sq ft
(378.58 sq m)

- Open floor with natural light from three aspects
- Great floor to ceiling height
- Internal secure cycle storage and showers
- DDA ready
- Comfort cooling / heating / ventilation as well as openable windows

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Summary

Available Size	4,075 sq ft
Rent	£120,000 per annum
Rates Payable	£69,660 per annum estimated based 2026 valuation
Rateable Value	£162,000
Service Charge	£21,613 per annum includes buildings insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (35)

Description

The first floor space benefits from great ceiling height and natural light, as well as full air conditioning and ventilation. The office is accessed via a well presented entrance lobby and a passenger lift serves all floors. There is secure internal cycle storage off the main lobby and on each floor there are shared toilets, DDA toilet and shower. The premises has a B grade Energy Performance Certificate.

Location

The modern building is located on Downham Road, close to the junction with Kingsland Road. De Beauvoir Town and then Dalston lie north of this location with Islington to the west and The Regents Canal and Hoxton to the south. Immediate neighbours on Downham Road include The Duke of York Pub, F45 Haggerston. The building is located a couple of minutes walk from Haggerston Overground Station and there are multiple bus routes on Kingsland Road (A10).

Accommodation

Name	sq ft	sq m	Availability
1st - Units 1 & 2	4,075	378.58	Available

Terms

A new effective full repairing and insuring lease to excluded from the protective provisions of the Landlord and Tenant Act.

Initial Annual Rent

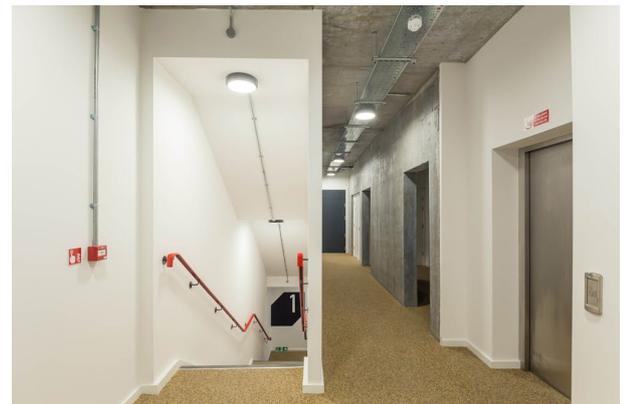
£120,000 per annum exclusive (+VAT).

Service Charge

The total annual charges are running at £21,613 per annum. Being made up of service charge of £17,000; contribution to buildings insurance of £2,575.50 and sinking funds £2,037.50.

Business Rates

The Valuation Office lists the 2026 Rateable Value at £162,000. We estimated the rates payable to be £69,660 per annum.



Viewing & Further Information



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Sandy Newell

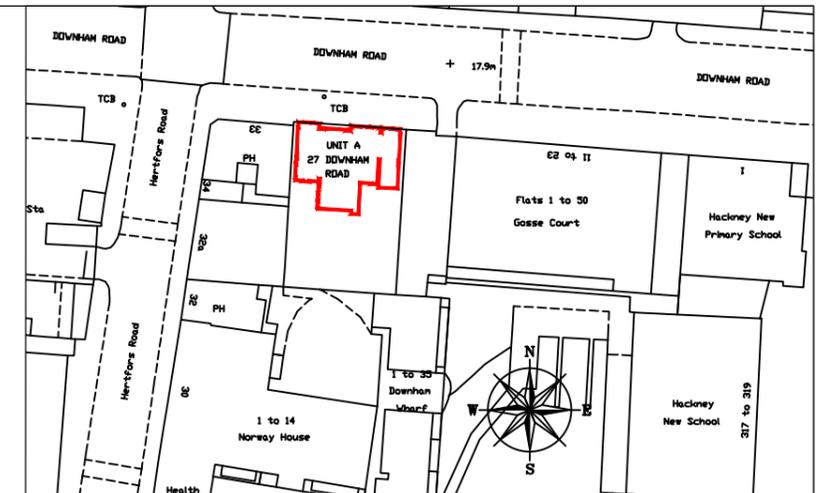
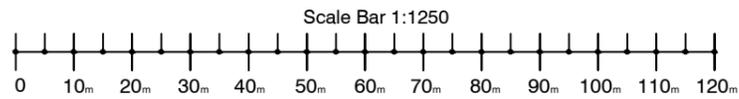
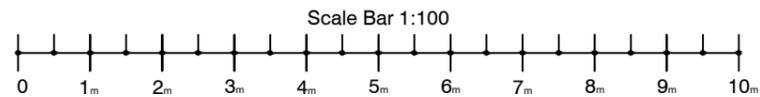
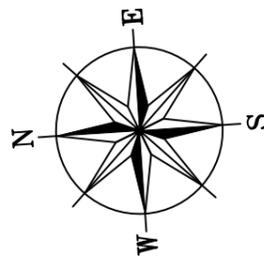
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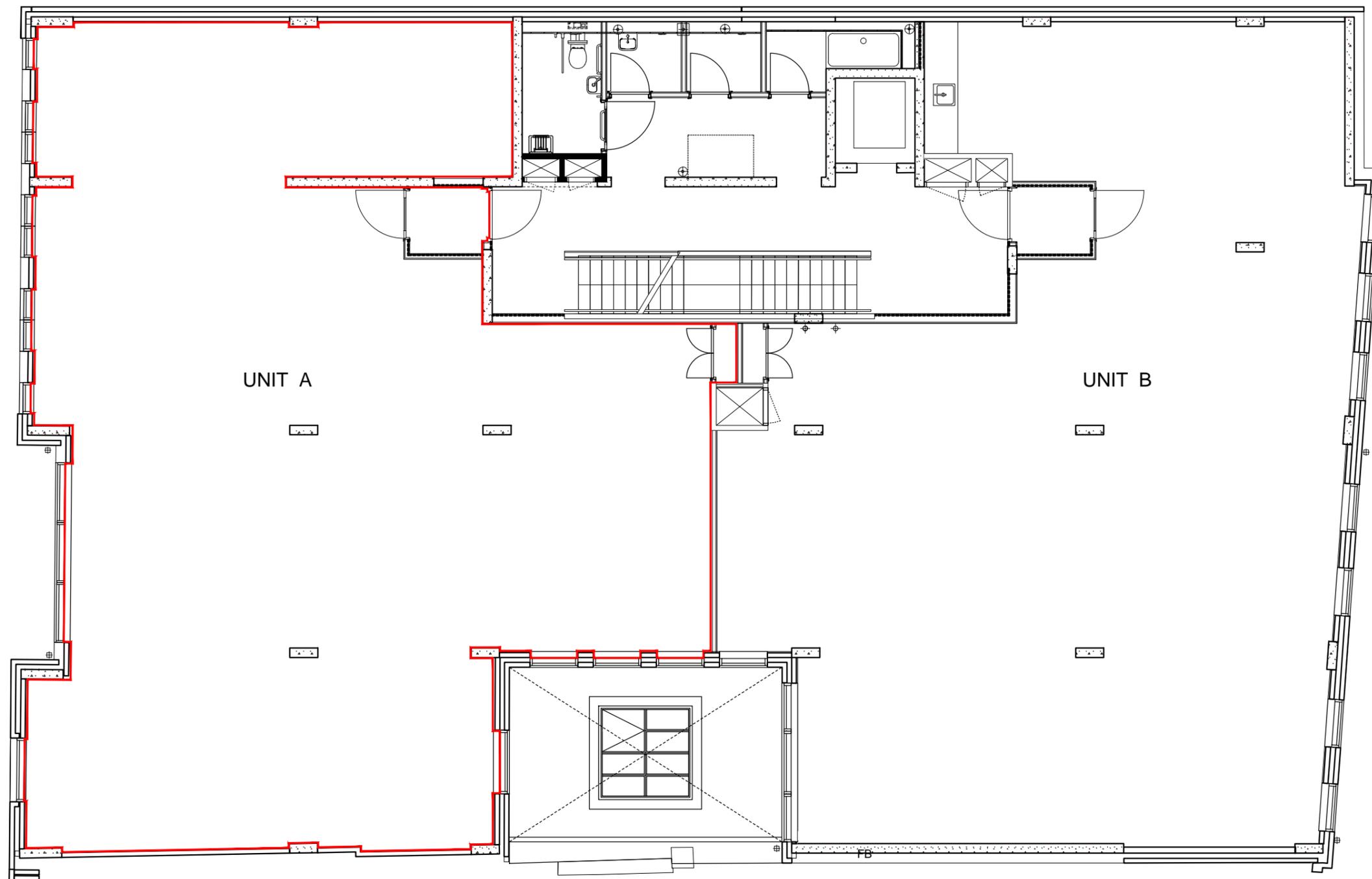
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Joel Barnes (Strettons)

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LOCATION PLAN ~ 1:1250



UNIT A FIRST FLOOR DEMISE PLAN

No.	Date	Revision

Project :
 UNIT A 27 DOWNHAM ROAD
 LONDON
 N1 5AA

Client :
 W. CUMBER & SON (THEALE) LIMITED

Title :
 UNIT A FIRST FLOOR DEMISE PLAN

Scale : 1:100 @ A3 and 1:1250 @ A3

Date : 25.04.2018

Drawing No : 0/6441/17 - 02

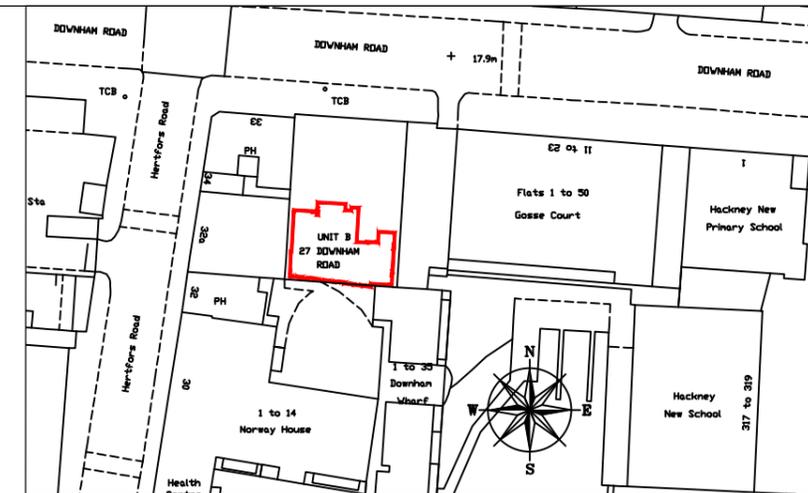
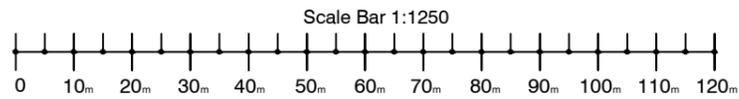
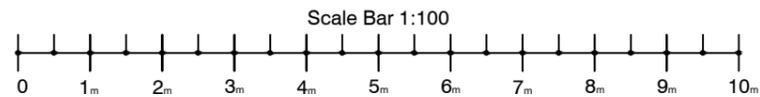
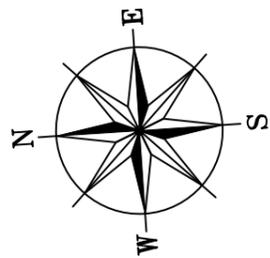
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Drawn : FSG

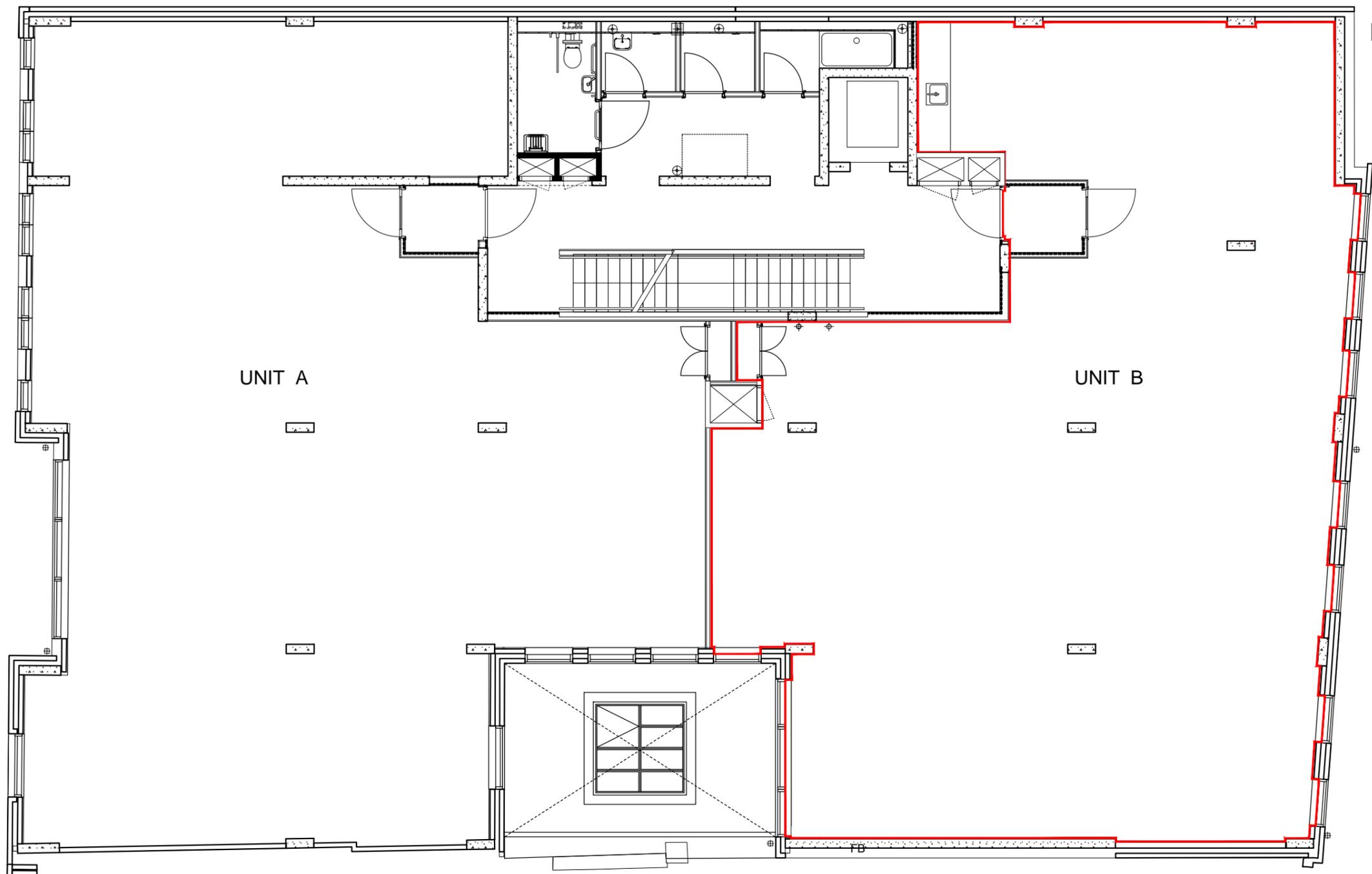
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LOCATION PLAN ~ 1:1250



UNIT B FIRST FLOOR DEMISE PLAN

No.	Date	Revision

Project :
UNIT B 27 DOWNHAM ROAD
LONDON
N1 5AA

Client :
W. CUMBER & SON (THEALE) LIMITED

Title :
UNIT B FIRST FLOOR DEMISE PLAN

Scale : 1:100 @ A3 and 1:1250 @ A3

Date : 25.04.2018

Drawing No : 0/6441/17 - 03

CAD Ref : 6441/17-unitBfirstfloordemiseplan.dwg

Drawn : FSG

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