

De Beauvoir Block, 92-96 De Beauvoir Road, London, N1 4EN

TO LET

Office

1,710 sq ft / 158.9 sq m

£35 per sq ft

A workspace thoughtfully designed and fully equipped to support individuals and businesses in the creative industries



- Private outside courtyard accessible to all tenants and guests of the Block
- High-speed, secure internet
- All-day on-site café and on site gym
- Sought after De Beauvoir location with excellent local amenities
- Bookable meeting room available with catering options
- Flexible lease terms, no deposit required
- Original timber floors and large windows, exposed brickwork
- Traditional and fully managed/inclusive terms available

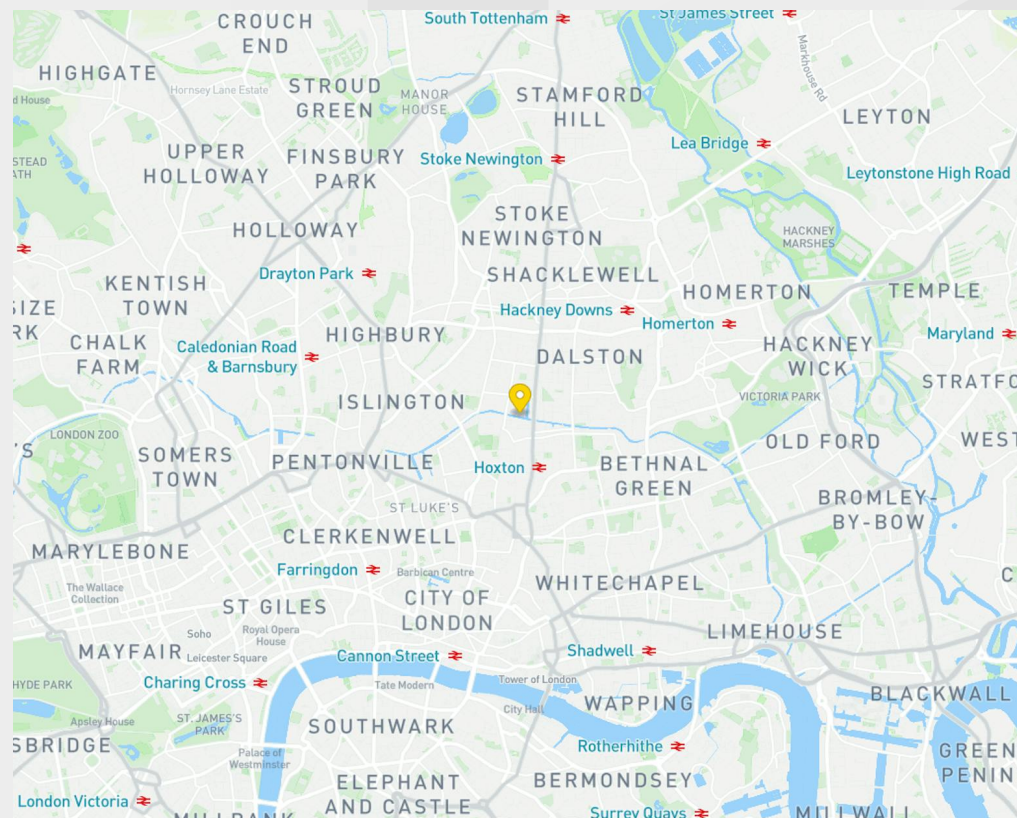


Description

De Beauvoir Block is a network of 33 workspaces, ranging from 1000 to 3000 square feet, designed and equipped to support individuals and businesses in the creative industries. A substantial converted Victorian warehouse, each unit has an abundance of natural light with many original features including Crittal windows, exposed brickwork, original timber flooring and great ceiling height.

Location

Positioned between the sophistication of Islington and the urban setting of Dalston, De Beauvoir is an ideal spot to experience the best from either side. On one side, quiet squares and gastropubs set the scene, on the other, lively bars and vintage shops. The property is easily accessible, with Haggerston, Dalston Junction and Dalston Kingsland Stations all being within a 10 minute walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates payable	Service charge	Total month	Availability
Unit - 27	1,710	158.86	£35	£12.11 /sq ft	£9 /sq ft	£7,995.68	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 05/12/2025