64 BREWERY ROAD, LONDON, N7 9NT

- **12,205 SQ FT MIXED USE WAREHOUSE/INDUSTRIAL & OFFICE LEASE AVAILABLE**
- **4 ALLOCATED PARKING SPACES**
- **EXCELLENT TRANSPORT LINKS CLOSE TO KINGS CROSS, CALEDONIAN ROAD, CAMDEN & ISLINGTON**
- **RARELY AVAILABLE**

IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

LOCATION: The subject property is on Brewery Road approximately 20 minutes walk north of Kings Cross St Pancras station. Other nearby stations are Caledonian Road tube (5 minutes), Caledonian Road & Barnsbury overland (10 minutes) and Camden Road tube (15 minutes). The location also benefits from excellent road links being close to the A1 & A40.

TERMS: The premises are available by way of an assignment of an existing full repairing and insuring lease expiring 10th February 2027 contracted inside the the Landlord & Tenant 1954.

RENT PASSING: **£186,900 per annum exclusive**. The rent review dated 10th February 2022 is outstanding and negotations are underway to settle this.

PREMIUM: A premium is being sought for the benefit of this valuable leasehold interest. Price on application.

ACCOMMODATION: The unit is arranged over ground floor with office space at first floor level and comprises the following approximate net internal floor areas:

Ground Floor Warehouse/Distribution:	9,605 sq ft	(892.30 sq m)
First Floor Office/Flexible Workspace:	2,600 sq ft	(241.54 sq m)

The office space includes male & female WC, kitchenette and meeting room. The unit comes with four allocated car parking spaces. Floorplans, photo's and measurements available on request.

USE: The property benefits from Class B2 industrial use.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

EPC: An EPC will be commissioned and made available on request.

RATES: Rateable Value: £101,000 Rates Payable: £51,712

BLACK STANNILAND

CONTACT:

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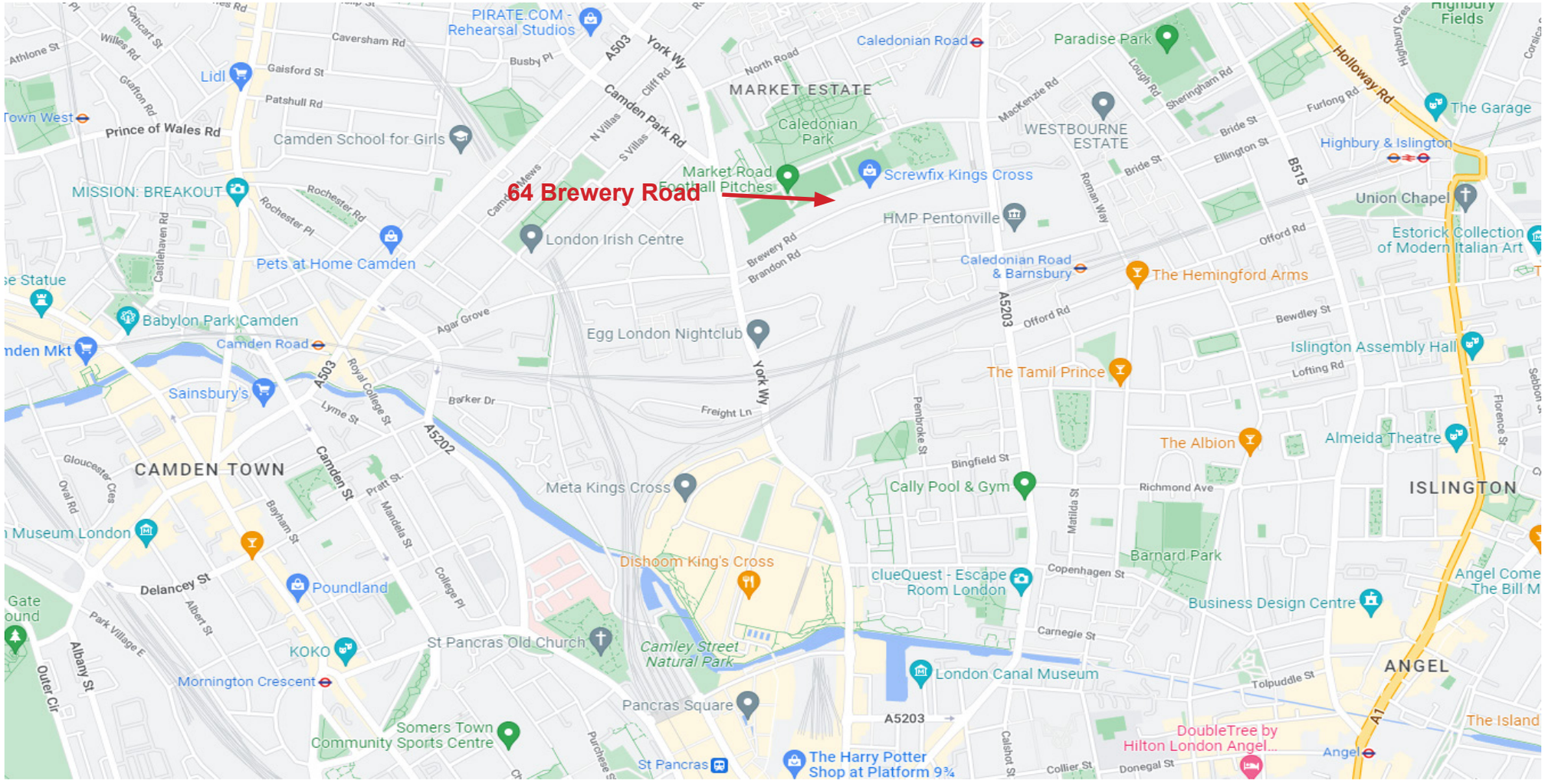
Location:



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