

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 negotiations are underway to settle this.
- 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

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STANNILAND**

CONTACT:

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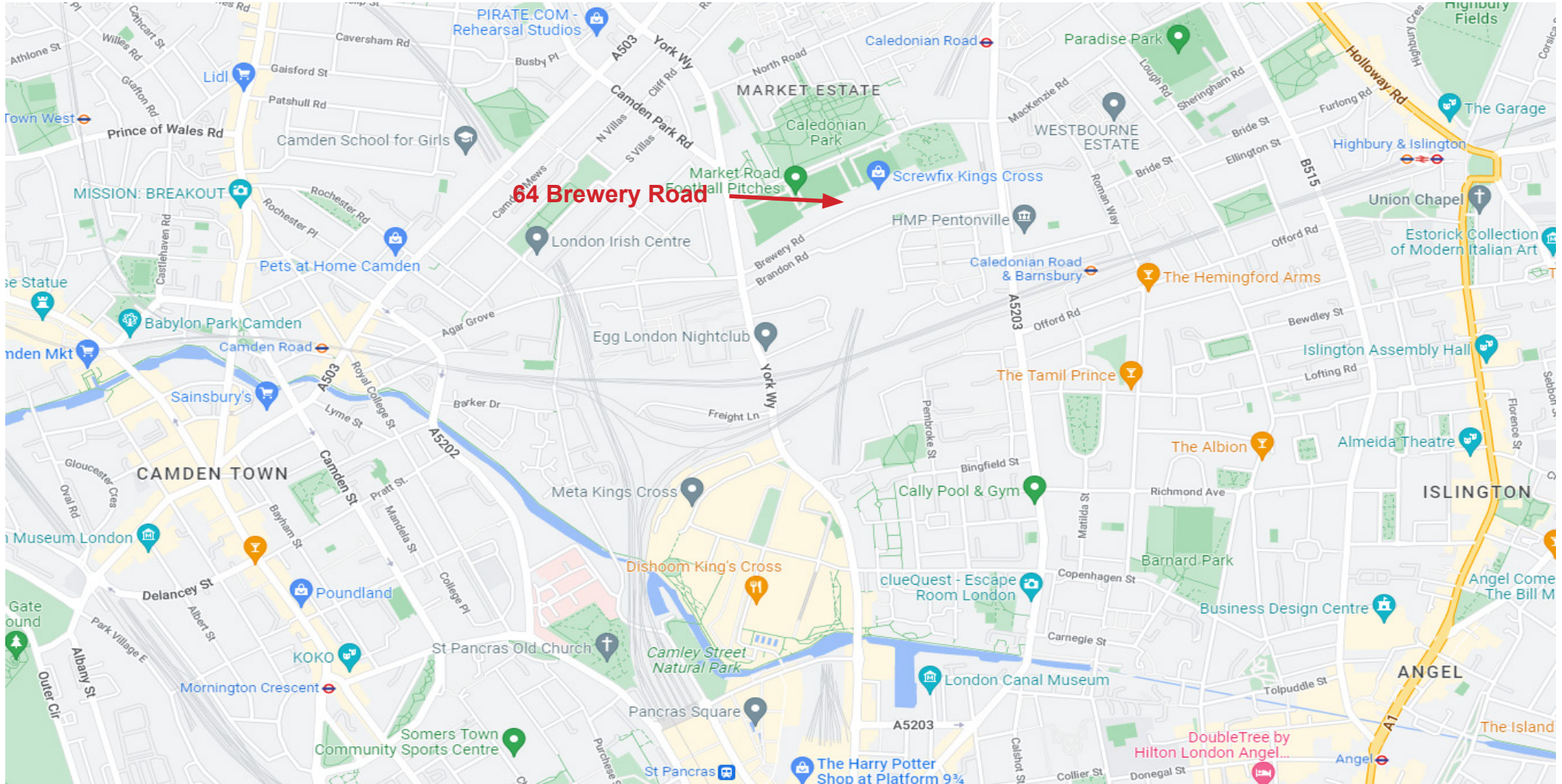
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