Islington
The Old Brewery
6 Blundell Street
N7 9BH

Fully Self-Contained Warehouse Style Building Located a 3 Minute walk from Caledonian Road and 1 stop from Kings X

For Rent 13,148 ft 2

020 7101 2020 compton.london

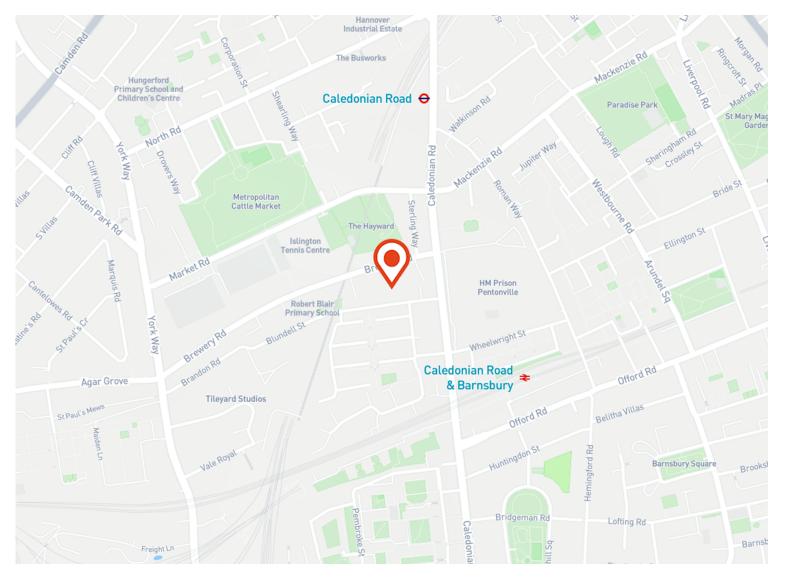


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#### Location

Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation throughout the district. The area provides easy access into central London via the Piccadilly line and Overground network.

The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.

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#### **Amenities**

- Freehold
- **–** Fully Self-Contained Unit
- Generous Floor to Ceiling Height
- **-** Partially Fitted
- Excellent Natural Light throughout
- Showroom, office and storage opportunities within the property
- Suitable for a wide range of users
- Located a 3 minute walk from Caledonian Road and 1 station from Kings X
- End of Trip Facilities within the demise

### **Description**

This warehouse style office building is located just off Caledonian Road.

The building offers unique architecturally inspiring space that has huge potential for a wide range of uses.

The building is arranged over ground, 1st and 2nd floors with generous floor to ceiling heights and authentic characteristics.

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#### Content

View on Website



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### Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
2nd	733	£15	£6.44	n/a	£21.44	£1,309.63	£15,715.52	Available
1st	6,255	£15	£6.44	n/a	£21.44	£11,175.60	£134,107.20	Available
Ground	6,160	£15	£6.44	n/a	£21.44	£11,005.87	£132,070.40	Available
Total	13,148	£15	£6.44		£21.44	£23,491.10	£281,893.12	

#### Contact Us

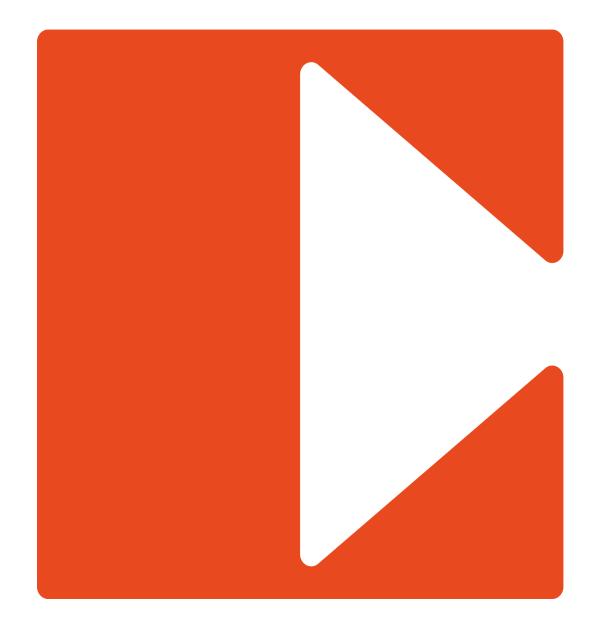
All appointments to view must be arranged via sole agents, Compton, through —

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Shaun Simons ss@compton.london 07788 423131

Milton Karamani mk@compton.london 07720070466

Simon Rinder (Pilcher London)



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