

# Compton

## Islington

The Old Brewery  
6 Blundell Street  
N7 9BH

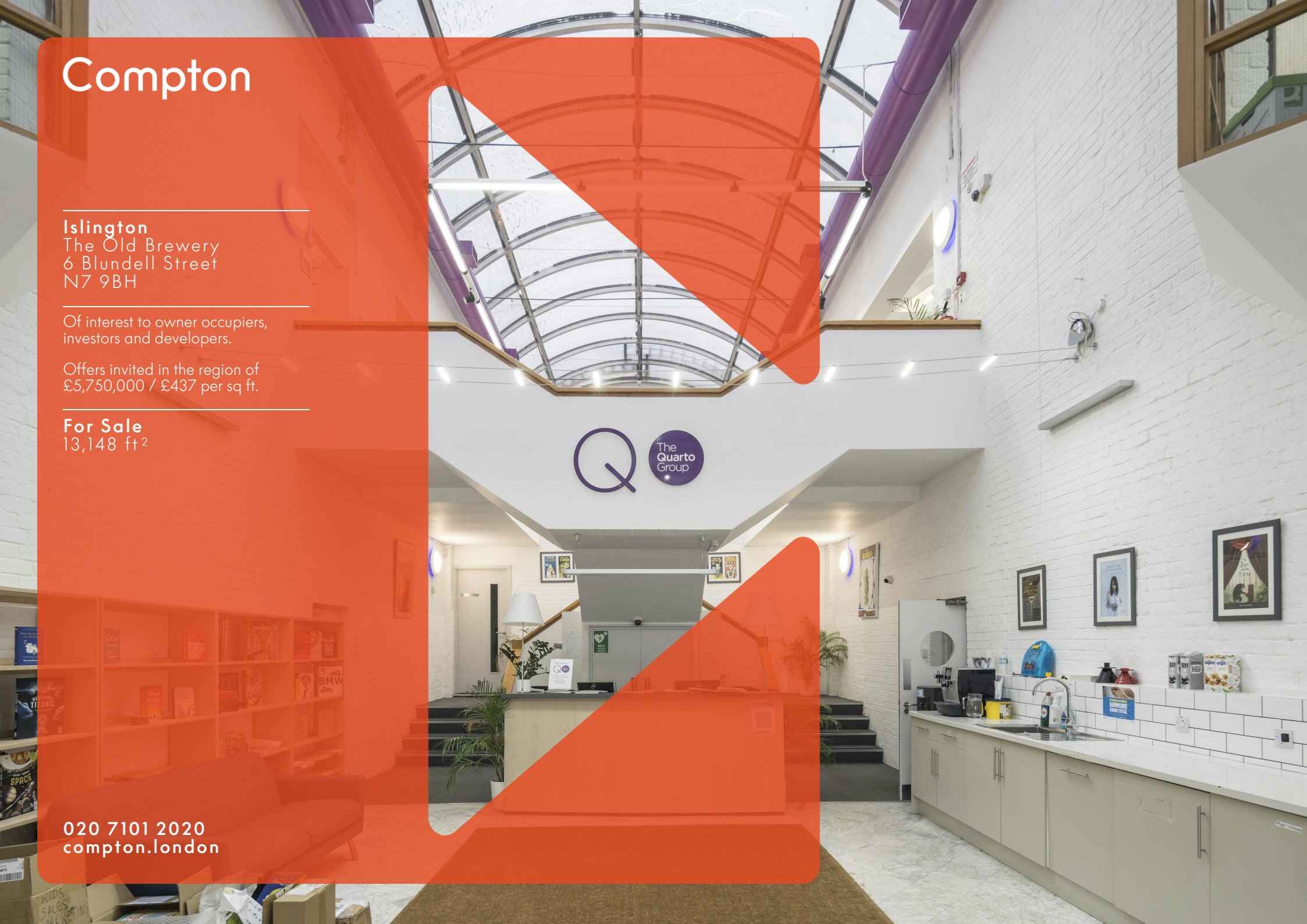
Of interest to owner occupiers,  
investors and developers.

Offers invited in the region of  
£5,750,000 / £437 per sq ft.

## For Sale

13,148 ft<sup>2</sup>

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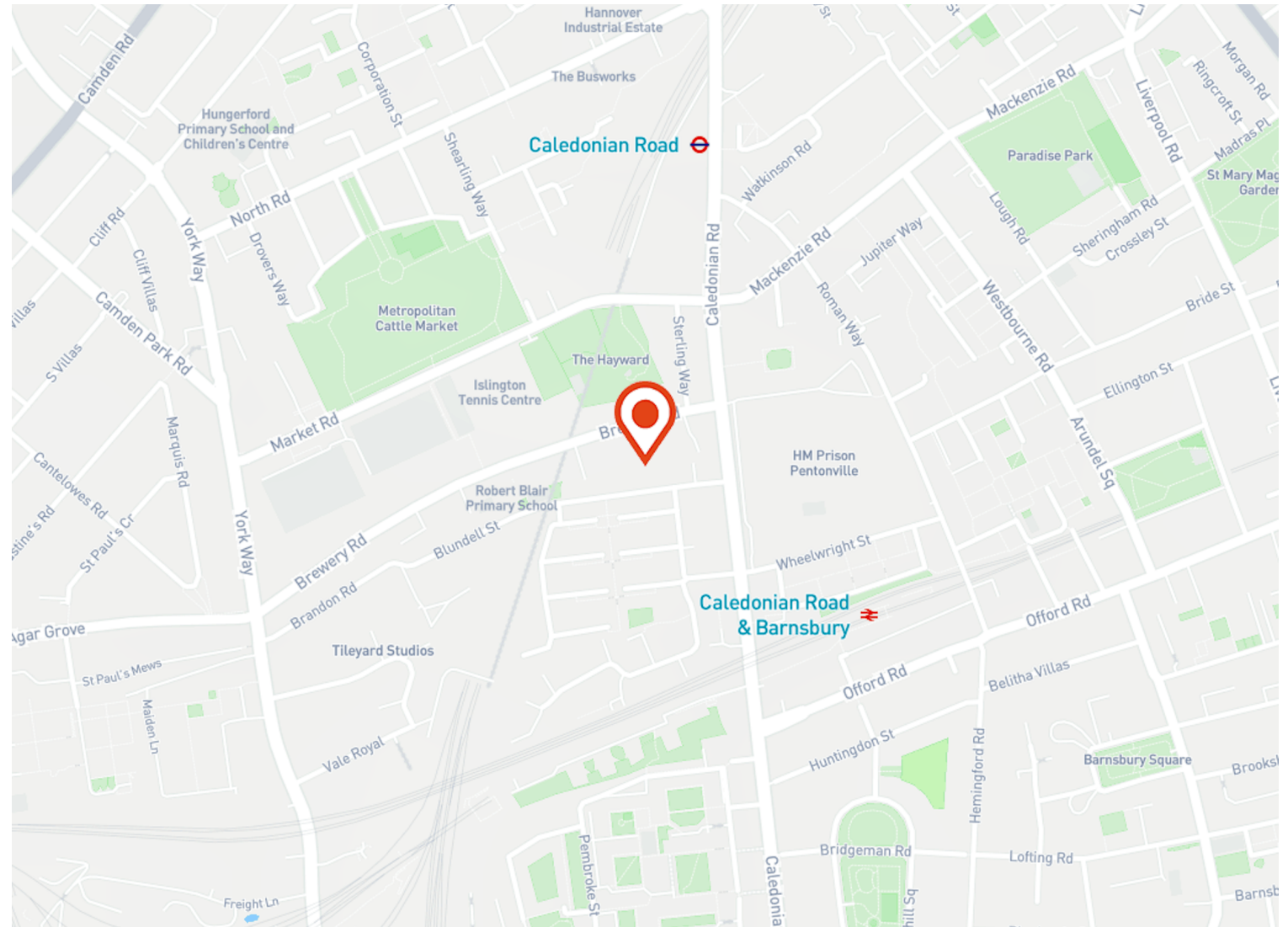
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## Location

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

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## 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

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The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	733	68.10	Available
1st	6,255	581.11	Available
Ground	6,160	572.28	Available
Total	13,148	1,221.49	

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## Contact Us

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

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