

The Old Brewery, 6 Blundell Street, Islington, London, N7 9BH



TO LET

**Class E Retail / Leisure / Office /
Showroom**

13,148 sq ft / 1,221.5 sq m

£15 per sq ft

Architecturally Inspiring Self-Contained Warehouse Style Office And Creative Workshop One Stop From London Kings Cross



- Brand new lease direct from the Landlord
- Fully Self Contained Building
- Generous Floor to Ceiling Heights
- Located a 3 Minute Walk from Caledonian Road and just one stop from Kings Cross
- Suitable for a Range of Office, Creative workshop, Showroom & Warehouse uses
- Extensive Roof Lights Affording Excellent Natural Light
- Roller shutter with scope for vehicle delivery and loading

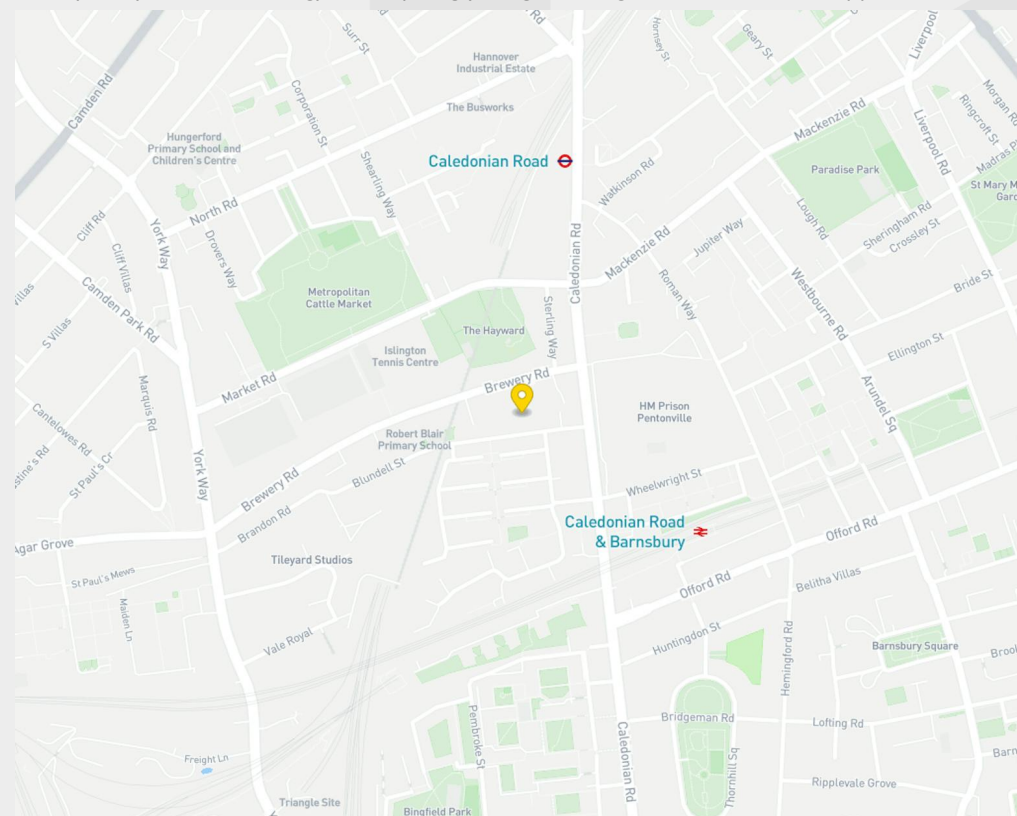


Description

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 & 2nd floors with generous floor to ceiling heights and authentic warehouse style characteristics. The building could support strong vehicle delivery and loading opportunities.

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, nearby Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service charge	Availability
2nd	733	68.10	£15	£6.44	On Application	Available
1st	6,255	581.11	£15	£6.44	On Application	Available
Ground	6,160	572.28	£15	£6.44	On Application	Available
Building	13,148	1,221.49	£15	£6.44	On Application	Available

Tenure

New Lease

EPC

D (83)

VAT

Upon enquiry

Configuration

Fitted

Contacts

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

Jon Cuthbert
07817 657 079
jon.cuthbert@strettons.co.uk

Joe Tallis-Chisnall
07970 280 653
joe.tallischnisnall@strettons.co.uk



Further Information

[View on Website](#)

[Floor Plans](#)

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 18/11/2024