

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



FOR SALE

Office

13,148 sq ft / 1,221.5 sq m

Offers in the region of £5,750,000

Fully Self-Contained Warehouse Style Building moments from Caledonian Road



- Freehold Sale £437 (per sq. ft)
- Fully Self Contained Unit
- Generous Floor to Ceiling Height
- Showroom, office and storage opportunities within the property
- Excellent Natural Light
- Located a 3 Minute walk from Caledonian Road and just one stop from Kings Cross
- Roller shutter with scope for vehicle delivery and loading

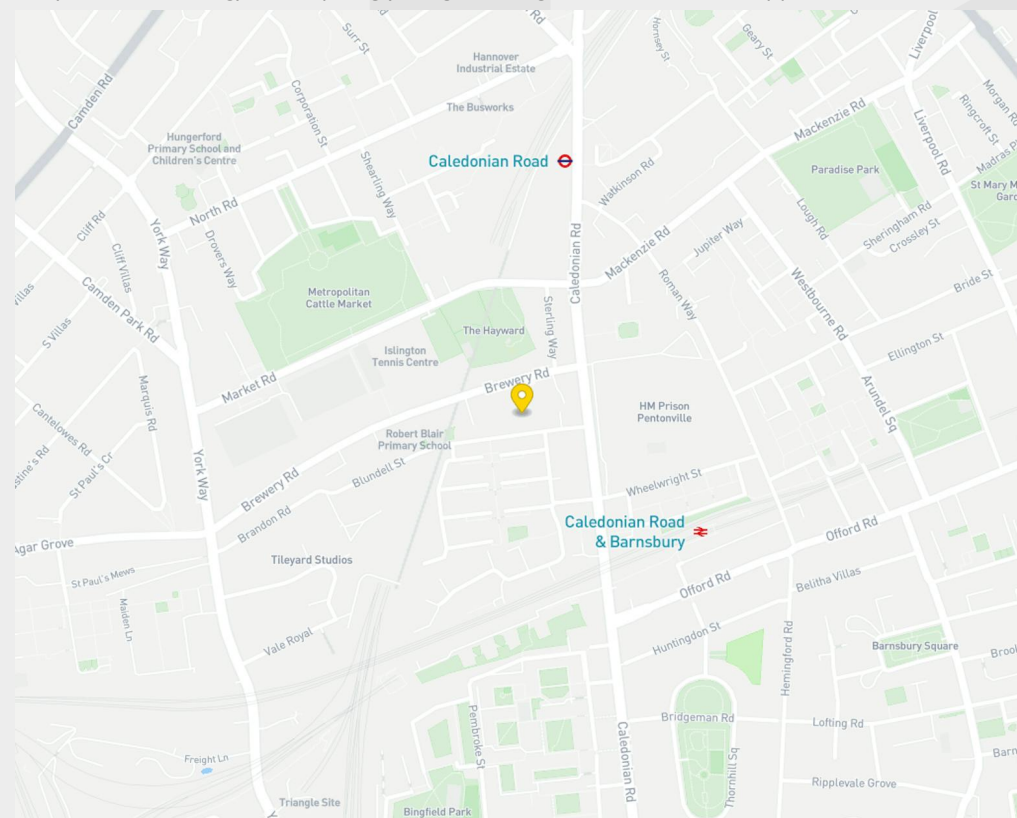


Description

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 and 2nd floors with generous floor to ceiling heights and authentic 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, Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.



Accommodation / Availability

Unit	Sq ft	Sq m	Price	Rates Payable (sq ft)	Service charge	Availability
2nd	733	68.10	-	£6.44	On Application	Available
1st	6,255	581.11	-	£6.44	On Application	Available
Ground	6,160	572.28	-	£6.44	On Application	Available
Building	13,148	1,221.49	£437	£6.44	On Application	Available

Tenure

Upon enquiry

EPC

D (83)

VAT

Upon enquiry

Configuration

Fitted

Contacts

Tom Schwier
07583037559
tom.schwier@strettons.co.uk

Jon Cuthbert
07817 657079
jon.cuthbert@strettons.co.uk

Joe Tallis-Chisnall
0797 028 0653
joe.tallischnisnall@strettons.co.uk



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Further Information

[View on Website](#)

[Floor Plans](#)

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