



TO LET

**98 De Beauvoir Road,
London, N1 4EN**

7,329 sq ft

**Converted Edwardian
warehouse office**



VIDEO TOUR

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Description

7,329 square feet self-contained building arranged over ground, first and second floors within a popular period former warehouse building accessed via an attractive communal entrance. Many of the original Edwardian features of the building have been retained or restored, including large steel-framed windows, original details on the walls such as traditional yellow London stock brickwork. Internally, exposed brick and timber beams are a nod to the building's former industrial use, whilst the open plan interior provides a modern feel to the workspace.

The stairwells for the three floors run the height of the building, providing views to the floors below. The design includes open plan office floors with high ceilings and plenty of natural light, fully equipped kitchenette and bathrooms, all set around the central courtyard. The second floor benefits from a galley terrace that runs across the entire front of the building.

Location

De Beauvoir Town one of East London's creative districts, blending historic charm with modern vitality, its streets are lined with colourful terraced houses and vibrant gardens. Surrounded by a multitude of artisan cafes bustling with activity, offering freshly brewed coffee and artisanal pastries, along with diverse dining options, from cozy gastropubs to trendy bistros. A thriving arts scene, with galleries showcasing local talent and boutiques featuring unique finds, De Beauvoir Town is an oasis where history meets contemporary living, offering endless opportunities to embrace East London's unique spirit.

Haggerston and Dalston Junction Stations are within easy walking offering access to the Overground and quick access into Shoreditch and the Elizabeth Line from Whitechapel.

Key points

- 7,329 square foot self-contained building
- Edwardian converted warehouse
- Open plan layout
- High ceilings with fantastic natural light
- Fully equipped kitchenette
- Meeting rooms throughout
- Top floor roof terrace
- Passenger lift





Accommodation

Name	sq ft	sq m	Availability
Ground	3,021	280.66	Available
1st	2,935	272.67	Available
2nd	1,373	127.56	Available

Rents, Rates & Charges

Lease	Assignment
Rent	£300,000 per annum
Rates	£12.95 per sq ft
Service Charge	On application
VAT	On application
EPC	B (37)

Viewing & Further Information



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