

SUBSTANTIAL COMMERCIAL PREMISES ARRANGED OVER TWO/THREE FLOORS - TO LET



49 GREEN LANES, LONDON, N16 9BU

A unique former light industrial/warehouse building arranged predominantly over ground & first floors. Being offered to the market with vacant possession on completion of the lease, and currently configured with various studio rooms & open plan work spaces with on-site café facilities - all with independent business rates.

Please note: The tenant's lease has a re-instatement clause for the building to be returned as it was when their lease began – with much of the internal partitioning being removed.

The property is set in a parade along the busy Green Lanes, close to the junction with Newington Green. The closest stations are *Canonbury* and *Dalston & Kingsland* – both on the London Overground, which are approximately half a mile from the property.

Highbury & Islington (Underground & National Rail) is approximately a mile from the property. Newington Green itself is served by local bus routes.

Flexible accommodation - various possible configurations & uses (subject to consent being obtained). ***ALL VIEWING STRICTLY BY APPOINTMENT ONLY***

RENT - £89,500 PAX



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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Approximate Accommodation:

Please note: the accommodation detailed below is as per the tenant's configuration – their lease having a re-instatement clause for the building to be returned as it was when the lease commenced – the details to follow are for guide purposes only....

Many of the rooms are an irregular shape – averaged dimensions are given, some areas were inaccessible at the time of inspection – estimated sizes given.

Currently arranged as:

Ground Floor

Entrance via café to front - overall 26'5 x 17'4 max (8.05m x 5.28m max) - excluding open side storage area + further store & opening to rear atrium area, (which gives access to main building) & 4 further studio rooms;

- **Studio L** – 13'3 max x 10'8 (4.04m x 3.25m)
- **Studio J** – 10'8 x 9'10 (3.25m x 3m)
- **Studio K** - 15' average max x 10' (4.57m x 3.05m)
- **House Studio** – 21'1 max x 11'6 max (6.43m max x 3.51m) - narrowing to 8'8 (2.64m)
- **Atrium area** with glazed roof (50' x 27'), and arranged with kitchen facilities

Boiler Room/Store – Gas central heating.

Main Building

Doors to lobby with storage & WC's, further doors to reception area & 2 further rooms;

- **Studio F** – 22'2 x 10'5 max (6.76m x 3.18m max) - plus own WC area
- **Green Studio** – 21'4 max x 11'7 max (6.50m max x 3.53m max)

Reception Area with stairs to 1st floor & access to kitchen plus 8 further rooms:

- **Studio E** – 13'6 (4.11m) max narrowing to 9' (2.74m) minimum x 11'1 (3.38m) max narrowing to 10'5 (3.18m) minimum
- **Studio I** – Max 20' (6.10m) narrowing to 14'5 (4.39m) minimum x 13'7 (4.14m) max narrowing to 12'8 (3.86m) minimum
- **Studio D** – 12'9 max x 10'4 (3.89m max x 3.15m)
- **Studio C** – 13'(3.96m) max x 12'4 (3.76m) max narrowing to 12' (3.66m)



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- **Studio S** - 15' (4.57m) max narrowing to 14'3 (4.34m) minimum x 12'4 (3.76m)
- **Studio A** – 16'6 (5.03m) max x 12'5 (3.78m) max narrowing to 10'8 (3.25m) average minimum
- **Meeting room** - 15'8 (4.78m) max narrowing to 11'1 (3.38m) minimum x 9' (2.74m)
- **Small meeting room** – 12'5 x 9' (3.78m x 2.74m)

1st floor landing with access to kitchen, WC's, further stairs leading to top floor room, & with 7 further room & open plan work area;

- **Studio Q** – 17'6 X 9'1 (5.33m x 2.77m)
- **Studio M** – 14'1 X 10'1 (4.29m x 3.07m)
- **Studio N** – 14' x 10'1 (4.27m x 3.07m)
- **Studio O** – 14'2 X 10' max (4.32m x 3.05m) narrowing to 9'4 (2.84m) minimum
- **Studio P** – 15' max arrowing to 12'7 x 10' max narrowing to 9'4 minimum
- **Studio** – 14' x 10'8 (4.27m x 3.25m) max narrowing to 9'4 (2.84m) minimum
- **Studio S** – 14'5 x 9'1 (4.39m x 2.77m)
- **Open Plan Area** – 26' (7.92m) max x 22'5 (6.83m) average

Stairs to top floor with further room on half landing;

- **Studio G** – 10'5 average x 9'6 (3.18m average x 2.90m)

Continuing to top floor room;

29' (8.84m) max x 10'6 (3.20m) max narrowing to 9'10 (3m) minimum

EPC RATING – C 63 (valid to March 2034)

Lease Term:

New lease 10-year FRI lease – subject to annual RPI increases.

Legal Fees:

Each party responsible for their own costs.

Business Rates

According to the VOA web site, the 2023 Rateable Value for the units are currently all below £8,000. (Business rates to be re-assessed if partitioning removed, or the layout re-configured). Interested parties are advised to make their own enquiries to the London Borough of Islington.



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