

## 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 - £80,000 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, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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## Approximate Accommodation:

**Please note:** the accommodation detailed below is as per the tenant's configuration – their lease having a re-statement 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 1<sup>st</sup> 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)

**1<sup>st</sup> 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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