



STIRLING
ACKROYD

TO LET

**De Beauvoir Block, 92-96 De Beauvoir Road,
London, N1 4EN**

1,636 sq ft

A selection of
workspaces designed and
equipped to support
individuals and
businesses in the
creative industries



VIDEO TOUR

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Description

De Beauvoir Block is a network of 33 workspaces, ranging from 1000 to 3000 square feet, designed and equipped to support individuals and businesses in the creative industries.

A substantial converted Victorian warehouse, each unit has an abundance of natural light with many original features including Crittall windows, exposed brickwork, original timber flooring and great ceiling height.

The large onsite cafe which overlooks the communal courtyard, provides a central hub for the occupiers to meet, socialise and refresh.



Location

Positioned between the sophistication of Islington and the urban setting of Dalston, De Beauvoir is an ideal spot to experience the best from either side. On one side, quiet squares and gastropubs set the scene, on the other, lively bars and vintage shops.



Key points

- Private outside courtyard accessible to all tenants and guests of the Block
- High-speed, secure internet
- All-day on-site café
- Beautifully designed common areas for meeting and socialising with fellow members
- Bookable meeting room available with catering options
- Gated community with CCTV
- Original timber floors and large windows, exposed brickwork



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Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 - £35 per sq ft
Rates	£18 per sq ft
Service Charge	£8 per sq ft
VAT	On application
EPC	B (44)

Viewing & Further Information



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