



TO LET

**49 Green Lanes, London,
N16 9BU**

8,783 sq ft

**Flexible space/multi-
office opportunity**



VIDEO TOUR

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Description

This site was previously used as a textile factory and most recently used as a shared studio/office space with the benefit of an on-site café with a frontage on Green Lanes. The property offers multiple office/studio units (see floor plan link) plus an internal courtyard. This is a rare opportunity to secure a creative/flexible hub in the heart of Newington Green, North London.

The site would suit a range of occupiers - subject to necessary consents. All the units are liable for independent business rates.

Please note: The lease has a reinstatement clause for the building to be returned as it was when the lease began - with much of the internal partitioning being removed.

Location

49 Green Lanes is located just north of Newington Green at the southern end of Green Lanes (A105).

The closest stations are Canonbury and Dalston & Kingsland (15 minutes walk) and Highbury & Islington (30 minutes walk).

Key points

- Total internal space - 8,783 square feet
- 25 office units with break-out spaces plus an on-site café
- Unique former light industrial/warehouse building arranged predominantly over ground and first floor.
- £80,000 per annum exclusive
- A variety small office/studios ready for occupation
- Ideal opportunity to create a hub of studio/office units
- Approximately 15 minutes walk from Canonbury and Dalston & Kingsland Stations
- Internal courtyard





Rents, Rates & Charges

Lease	New Lease
Rent	£80,000 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (63)

Viewing & Further Information



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