

63 Barnsbury Street, London, N1 1EJ

TO LET

Office

3,271 sq ft / 303.9 sq m

£115,000 per annum

A rare, fully self-contained converted commercial warehouse with a private terrace and parking, suitable for a range of uses



- Private unique warehouse property
- Secure off street parking for two cars, with electric gates
- Unique gatehouse at the front of the building for additional accommodation
- Generous ceiling heights
- Excellent natural light
- Private meeting rooms, kitchen and roof terrace
- Suitable for a range of uses including office, showroom, medical, fitness, nursery
- No service charge, FRI lease

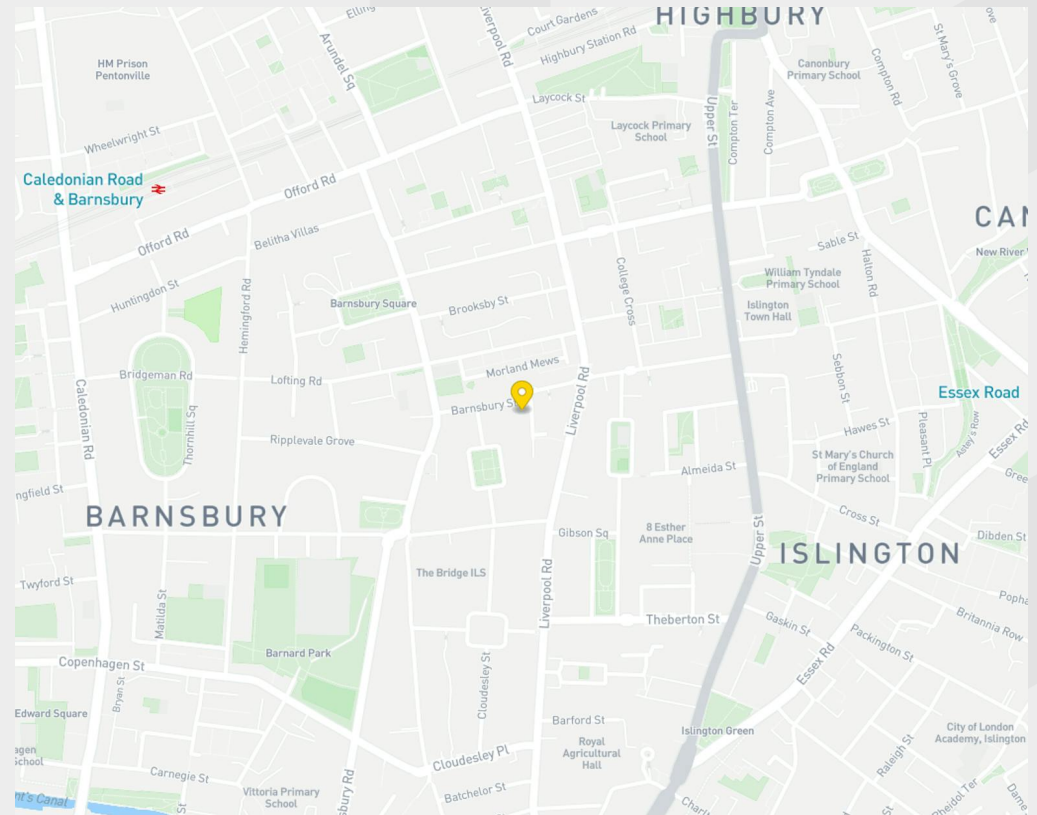


Description

A self-contained building, with largely open plan accommodation over the ground floor, with the benefit of three private offices and entirely open plan first floor, provides a truly unique commercial warehouse opportunity. The gate house above the entrance and private driveway leading to the main reception area both offer great branding opportunities. The building is suitable for a range of uses including office, showroom, medical, fitness, nursery.

Location

Barnsbury Street runs between Upper Street and Thornhill Road, just off Liverpool Road. The building is well connected with Highbury & Islington (Victoria Line and Overground) a 10-minute walk to the North, Angel Station (Northern Line) is accessible within a 12 minute walk and provides direct links to Kings Cross and The City. The property also offers demised off-street parking for two cars and the building is well served by the many amenities available on Upper Street where there is a wealth of restaurants, bars and retail outlets.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Availability
Ground	2,176	202.16	-	n/a	Available
1st	842	78.22	-	n/a	Available
Unit - Gate House	253	23.50	-	n/a	Available
Unit - Total	3,271	303.89	£115,000 /annum	£17.46	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Jon Morell
07957 454 987
jon.morell@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 06/11/2024