



TO LET / FOR SALE

The Old Brewery, 6 Blundell Street, Kings Cross, N7 9BH



**Former Brewery /
Warehouse Style Building**
13,145 sq ft / 1,221 sq m

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Location

The property is located on the north side of Blundell Street close to its junction with the A5203 (Caledonian Rd) which provides a direct route to Kings Cross to the south and A503 (Camden Rd) to the north. Caledonian Rd London Underground Station (Piccadilly Line) and Caledonian Rd & Barnsbury (London Overground) are both a short walk from the property. Several bus routes also operate in the area.

Description

The property is located on the site of a former brewery and comprises a self-contained warehouse style building over 3 floors with excellent natural light throughout. Access to the property is via double doors fronting onto Blundell Street which could be adapted to provide roller shutter access with a small loading bay or 2 pedestrian doors. At ground floor level (in part) there is double height space with a height of 7m. The property benefits from 3 phase electricity, Male and Female WC's, Kitchenette, and air conditioning throughout.

Terms

A new full repairing and insuring lease is available for a term by agreement at a rent of £197,220 per annum (£15 per sq ft) exclusive plus VAT if payable. Subject to Contract.

Alternatively, the property is available on a freehold basis for £5,750,000 (£437 per sq).

Rates

The Rateable Value is £168,000. The rates payable for 2024/25 are £91,728. Interested parties should make their own enquiries via the London Borough of Islington.

Floor Areas

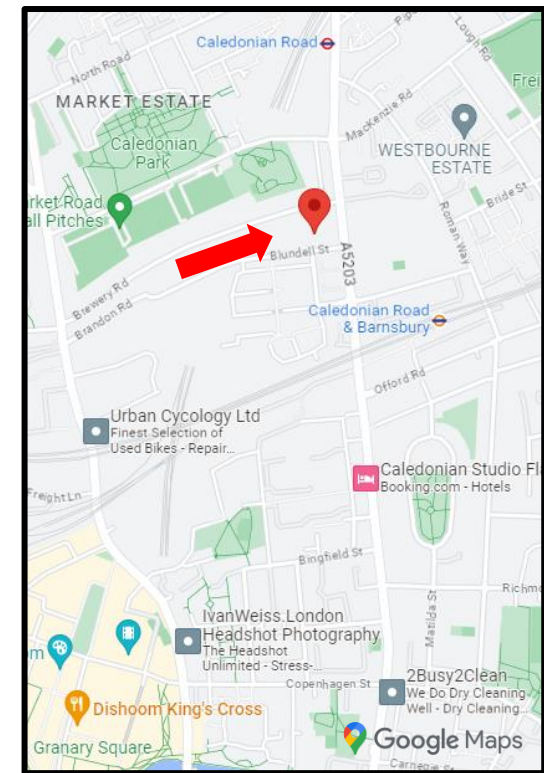
	Sq ft	Sq m
Ground Floor – Warehouse / Office	6,160	572.28
First Floor – Warehouse / Office	6,255	581.11
Second Floor - Offices	730	67.82
Total	13,145	1,221.21

EPC

The energy performance rating for this property has been graded at 83 (D). An EPC is available upon request.

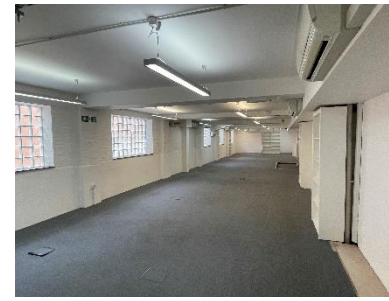
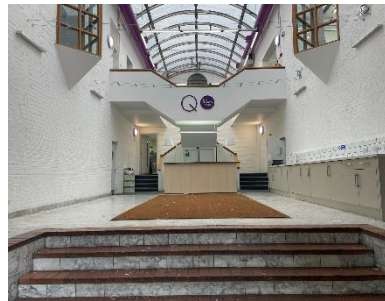
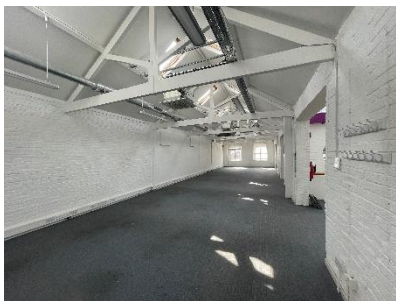
Legal Costs

Each party is to bear their own legal costs.



Viewing

Strictly by appointment through joint sole agents Grant Mills Wood, Compton (020 7101 2020) and Pilcher (020 7399 8600).



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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Islington. August 2024.

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