

ELLIS BROWN

OFFICE FOR SALE

New listing! Vacant commercial building for sale in gated courtyard with 9 parking spaces. Excellent opportunity for owner occupiers.

Blenheim Court, 62 Brewery Road, Units 1-3, N7 9NY
4,372 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 07/03/2025

ELLIS BROWN

OFFICE FOR SALE

**Blenheim Court, 62 Brewery Road, Units 1-3, N7
9NY
4,372 sq ft**

Description

1-3 Blenheim Court offers an excellent opportunity for businesses seeking functional space within a vibrant commercial area. Situated in a well-established industrial and office hub, the property is surrounded by successful, high-profile operators including Screwfix, Sixt, and LEVC, which underscores the location's appeal for a diverse range of business activities.

The property itself features ample floor space, high ceilings, and robust loading facilities, making it ideal for a variety of industrial or storage purposes. Amenities that include on-site parking and secure access.

Ground Rent: £20,000 per annum approx.
Long Leasehold interest - 90 years remaining.

Location

The property is positioned at the mid-way point of Brewery Road, just a short distance from the major transport hub of King's Cross St. Pancras, providing connectivity through the London Underground (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, and Victoria lines), national rail services, and Eurostar connections to Europe. Caledonian Road Underground station (Piccadilly line) and Caledonian Road & Barnsbury Overground station are also within walking distance, enhancing access further.

The building boasts excellent accessibility, being well connected to major road networks and public transport links. This ensures seamless logistics and convenient access for both employees and clients. The proximity to key arterial routes supports efficient distribution and easy movement throughout the Greater London area.

Accommodation

Name	sq ft	sq m	Price	Service charge	Availability
Ground	4,372	406.17	£1,250,000	£5,578 /annum	Available
Total	4,372	406.17			

Features

9 parking spaces
3 self contained entrances with secure shutters
Renovation opportunity suitable for owner occupiers
Open Class-E use
Economical price

EPC

On application

Terms

On application

VAT

On application

Contact

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

ELLIS BROWN

OFFICE FOR SALE

Blenheim Court, 62 Brewery Road, Units 1-3, N7
9NY
4,372 sq ft

