



Industrial/warehouse/studio available via Sublease

INDUSTRIAL

TO LET

13,107 SQ FT

(1,217.68 SQ M)

- Enclosed secure yard area
- 3.2m minimum height
- Sliding shutter loading door, 4.22m in height
- WC facilities and a kitchenette
- Partitioned office accommodation at first floor
- Three phase power
- Close proximity to Central London

OVERVIEW

Available Size	13,107 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	C (75)

DESCRIPTION

The property comprises a single storey industrial/warehouse building of steel truss construction with brick and blockwork walls with the benefit of 3.2m eaves to the underside of the truss, rising to 5.3m at the apex. There is also an enclosed secure loading bay fronting Brewery Road. The first floor currently provides partitioned office accommodation, staff area and additional storage. Access is via a pedestrian door off Brewery Road and principal loading is from a concertina loading door with a height of 4.22m. The building also benefits from good natural light, strip lighting, three phase electricity, WC facilities and a kitchenette.

LOCATION

The property is located on Brewery Road, N7, a short distance from the Caledonian Road (A5203) providing direct links by road into King's Cross and central London to the south, as well as to North London and the A1. The property is approximately 1/2 mile away from both Caledonian Road (Piccadilly Line) and Caledonian Road & Barnsbury (London Overground) stations.

Other occupiers situated along Brewery Road include: Berkman Wine Cellars, BSS, Screwfix, Brandon Hire Station, Electro-tech Colour and John Henry's Studios.

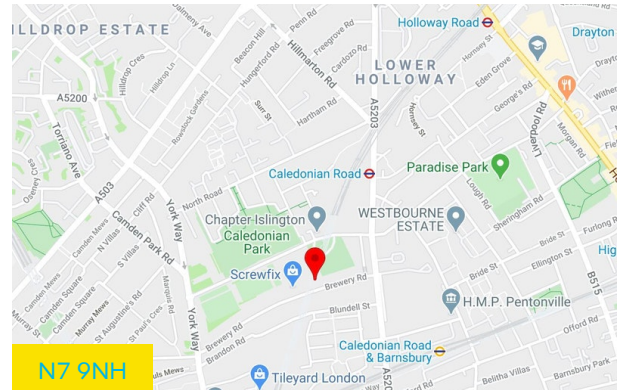
ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Warehouse	8,196	761.43
1st - Offices	3,281	304.81
Ground - Covered Loading Bay	1,630	151.43
Total	13,107	1,217.67

TERMS

The property is available by way of a sublease, a new lease may be directly available from the landlord.



VIEWING & FURTHER INFORMATION

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