

# The Old Brewery, 6 Blundell Street, Islington, London, N7 9BH



## **TO LET**

**Office**

**13,148 sq ft / 1,221.5 sq m**

**£15.00 per sq ft**

# Fully Self-Contained Warehouse Style Commercial Building moments from Caledonian Road



- New lease direct from the Landlord
- Fully Self Contained Building
- Generous Floor to Ceiling Heights
- Suitable for a Range of Office, Showroom & Warehouse uses
- Extensive Roof Lights Affording Excellent Natural Light
- Located a 3 Minute Walk from Caledonian Road and just one stop from Kings Cross
- Roller shutter with scope for vehicle delivery and loading

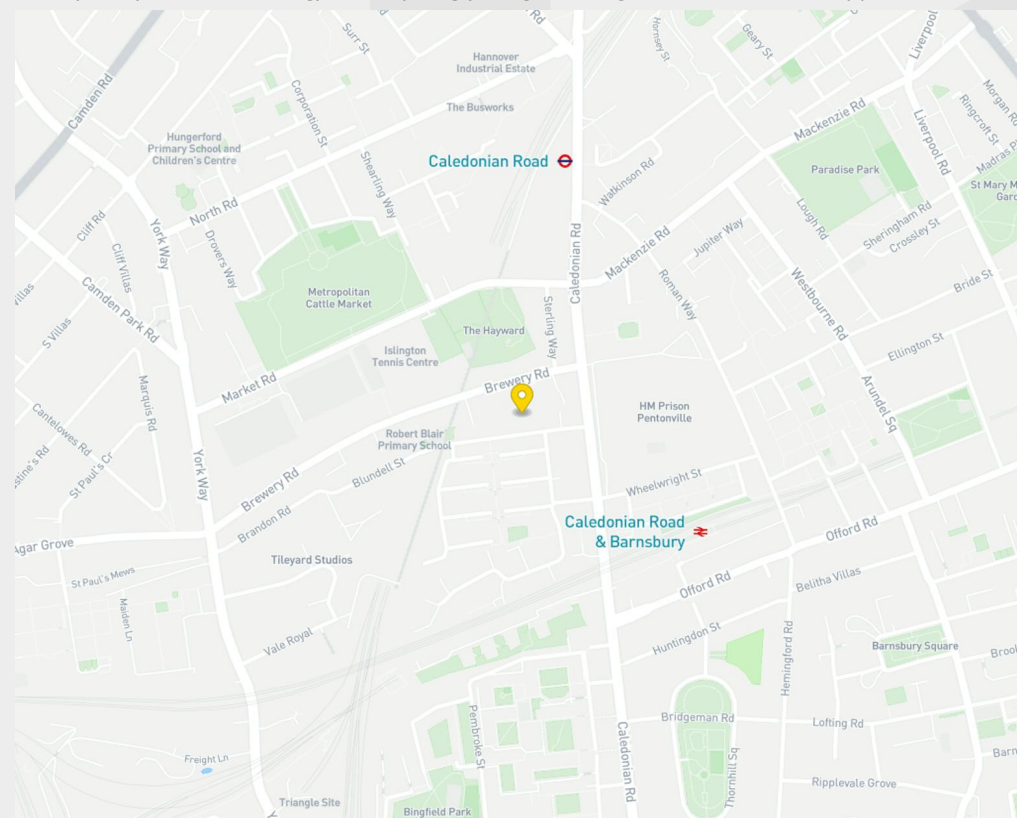


## Description

This warehouse style office building is located just off Caledonian Road. The building offers unique architecturally inspiring space that has huge potential for a wide range of uses. The building is arranged over ground, 1st & 2nd floors with generous floor to ceiling heights and authentic warehouse style characteristics. The building could support strong vehicle delivery and loading opportunities.

## Location

Caledonian Road's business community is growing with start-ups and established enterprises alike taking occupation throughout the district. The area provides easy access into central London via the Piccadilly line and Overground network. The quarter's Victorian commercial heritage lends a warehouse aesthetic to the design of fashionable after-work venues like The Depot and The Pleasance, in contrast to the gleaming modernity of Arsenal's Emirates Stadium. Just to the north of Kings Cross spectacular regeneration zone, nearby Cally Yard is the edgy and aspiring younger sibling to smooth-suited Upper Street.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service charge	Availability
2nd	733	68.1	£15	£6.44	On Application	Available
1st	6,255	581.1	£15	£6.44	On Application	Available
Ground	6,160	572.3	£15	£6.44	On Application	Available
Building	13,148	1,221.49	£15	£6.44	On Application	Available

### Tenure

New Lease

### EPC

D (83)

### VAT

Upon enquiry

### Configuration

Fitted

### Contacts

Tom Schwier  
07583037559  
tom.schwier@strettons.co.uk

Jon Cuthbert  
07817 657079  
jon.cuthbert@strettons.co.uk

Joe Tallis-Chisnall  
0797 028 0653  
joe.tallischnisnall@strettons.co.uk



#### Further Information

[View on Website](#)

[Floor Plans](#)

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