

CONTEMPORARY SELF-CONTAINED OFFICE TO LET | 1,730 sq ft



Location

The property is well-served by local trains, tubes and buses. Barnsbury and Canonbury overground train stations are located adjacent to the property and only one stop north of Highbury and Islington.

Caledonian Road (Piccadilly line) is nearby and only one stop from Kings Cross. There are also many buses running through Caledonian Road, with Kings Cross within easy reach.

Description

Studio D forms part of a mixed-use development at 400 Caledonian Road, N1. Split over ground and mezzanine floors, the offices provide double height ceilings, set within a quiet, light and airy space overlooking a private courtyard.

The property is accessed via secure gates on Caledonian Road that lead to a courtyard with Studio D offering its own, self-contained front door. Previously, the contemporary office was occupied by Architects as their design office.


Floor Areas

Floor	sq ft	sq m
Ground Floor & Mezzanine	1,730	160
TOTAL (approx.)	1,730	160


*Measurement in terms of *NIA



Ray Walker, Partner

 020 7025 1399

Olivia Stapleton, Agency Surveyor

 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract June 2022

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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord
Rent:	£37.50 psf
Rates:	Estimated at £8.70 psf (2022/23)
Service Charge:	£2,500 per annum

Amenities

- Self-contained
- Sustainable design
- Excellent natural light
- Shower
- 24-hour access
- Demised WCs & kitchenette
- DDA compliant
- Double height ceilings

Ray Walker, Partner

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