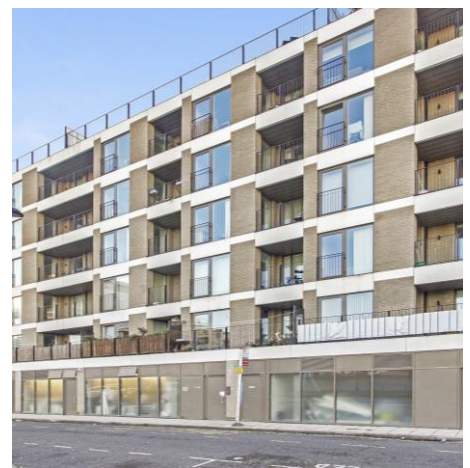
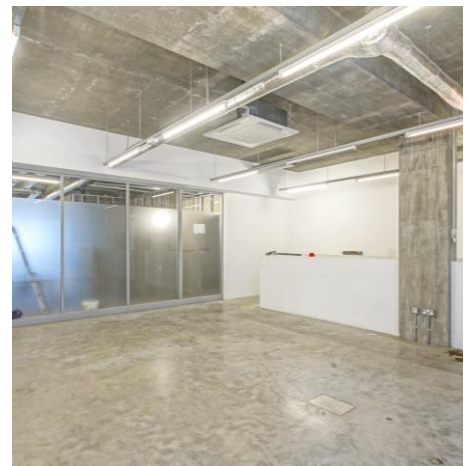


TO LET

CANAL SIDE CHARACTER OFFICE

UNIT 9, 50 DE BEAUVOIR CRESCENT, LONDON N1 5SB

NIA: 2547 ft² (236.66m²)



UNIT 9, 50 DE BEAUVOIR CRESCENT

LONDON, N1 5SB



The subject property is located to the south of De Beauvoir Crescent, situated directly adjacent to the Regents Canal which offers an attractive working environment and is also home to a number of local cafés, galleries and further amenities.

The property is well served by public transport with regular bus routes along Kingsland Road as well as very efficient Overground network from Haggerston Station.

Description

The unit is situated within a mixed use development building comprised of commercial on ground and basement floors with residential on the 1st to 5th floor. The unit itself is largely open plan on the ground floor with the rear of the unit providing views of the canal, a demised meeting room and access into the basement.

Amenities

- Exposed ducting
- Concrete flooring
- Demised meeting room
- Gas central heating
- Excellent ceiling heights (3.2m on ground floor, 3.3m at basement level)
- Air conditioning

Accommodation

	ft ²	m ²
Ground Floor	1,857	172.5
Basement	690	64.1
Total Internal Area	2,547	236.6

* Unit subject to measurement upon refurb works completing.

Lease:

A new lease is available, direct from the landlord, on a term to be agreed.

Rent:

£75,850 per annum

Service Charge:

TBC

Business Rates:

TBC

EPC Title:

TBC

Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

Viewing:

Strictly by appointment with sole agents
Strettons
Tel: 020 7375 1801

Joe Tallis-Chisnall

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Tom Schwier

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020 7375 1801

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.