

TO LET OFFICES SUITES

**1,860 - 3,930 sq ft
(173 - 336 sq m)**

**70-76 De Beauvoir Crescent
London
N1 5SB**



Location

The new development is situated in a quiet residential area between Southgate and Kingsland Roads, overlooking the Regent's Canal. Regular buses provide links to the City and West End. Old Street Station is 10 minutes away, providing access to the wider tube and rail network. The property is outside of the Congestion Charge Zone.

Description

The property comprises two ground floor office suites within a newly constructed block, with residential upper parts. The suites are open plan and finished to shell, allowing tenants to fit out to their own individual requirements. The peaceful canal-side location benefits from large amounts of natural light. The units are available individually or can be combined. Amenities include WCs and a kitchen area.

Floor Areas (NIA)

Unit	Sq Ft	Sq M	Quoting Rent
70	1,860	173	£13.00 psf
76	2,070	193	£13.00 psf
Total	3,930	366	

Rent

Offers are welcomed in excess of £24,000 and £27,000 per annum respectively.

Terms

Both units are available on new leases direct from the Freeholder for a term to be negotiated.

Rates

The property is yet to be assessed by the VOA.

Legal Costs

Each party is to bear their own legal costs.

Contact

Nick Short
nickshort@astonrose.co.uk
020 7629 1533




The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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