



34,051 SQ FT COMMERCIAL PROPERTY FOR SALE

**10 – 12 BREWERY ROAD, KINGS CROSS, LONDON, N7 9NH**

Suitable for a range of uses: Industrial, logistics, trade counters, film & photographic studios





## LOCATION

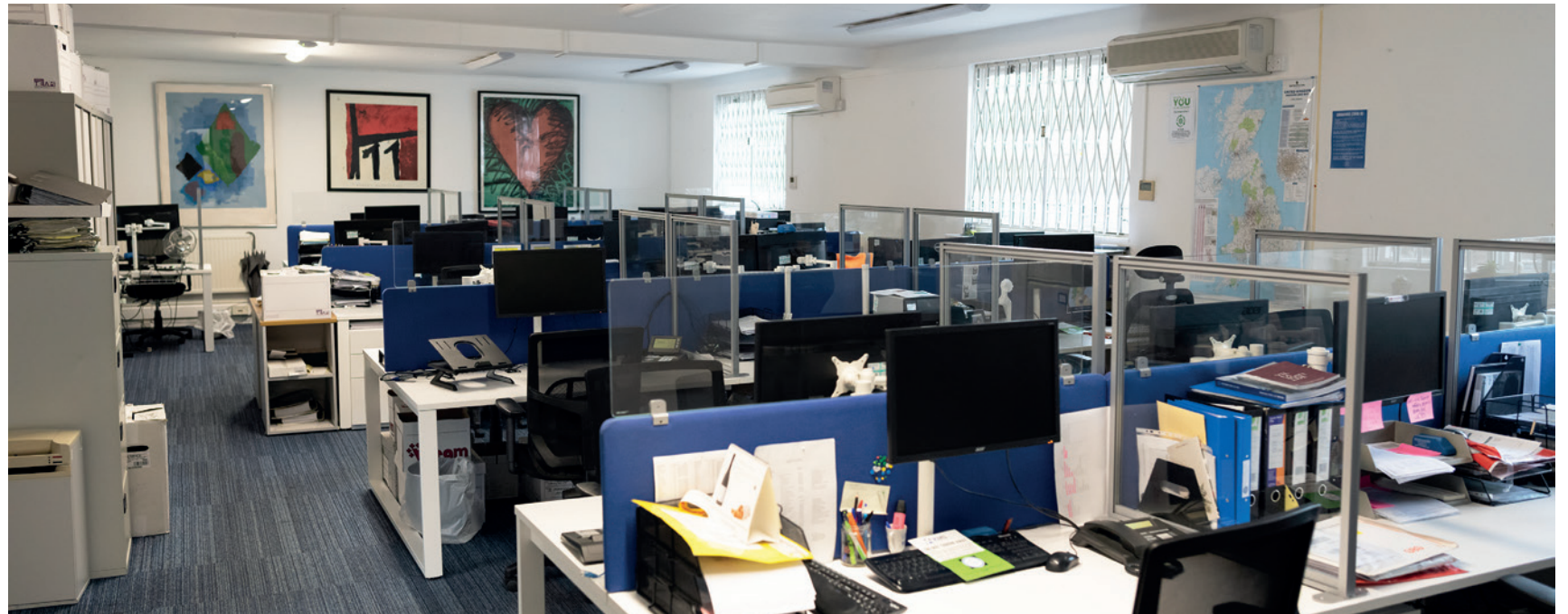
This rarely available property purchase opportunity is located in the **London Borough of Islington** situated on the northern side of Brewery Road. A short distance from the property to the west is York Road (A5200) and the east leads on to Caledonian Road (A5203) both provide direct access to **King's Cross** and central London to the south as well as to the A1 providing access to north London.

0.3 miles north of the property is **Caledonian Road Station** providing London Underground Services via the Piccadilly Line and 0.3 mile south is Caledonian Road & Barnsbury Station providing London Overground Services. Approximately 1.2 mile south is **Kings Cross St Pancras Station**, providing London Underground Services including: Circle, Metropolitan, Hammersmith & City, Northern, Victoria and Piccadilly line. St Pancras International provides EMR, Eurostar, Thameslink and Southeastern train services.

**Brewery Road** is a rare opportunity to own industrial premises close to Central London. The borough has identified the site as a locally significant industrial site and to be retained as employment land in accordance to the Islington Councils Core Strategy/Development Framework.

## DESCRIPTION

The property comprises a warehouse/ industrial building over ground, first and basement levels. The ground floor has an eaves height of 4.2m rising to 5.3m at the apex and the basement 2.9m rising to 3.3m. There are two secure loading bays / parking areas for multiple vehicles fronting Brewery Road with 4.9m ceiling height with first floor office accommodation including meeting rooms and welfare / kitchen facilities above. The building benefits from good natural light, strip lighting and three phase electricity.









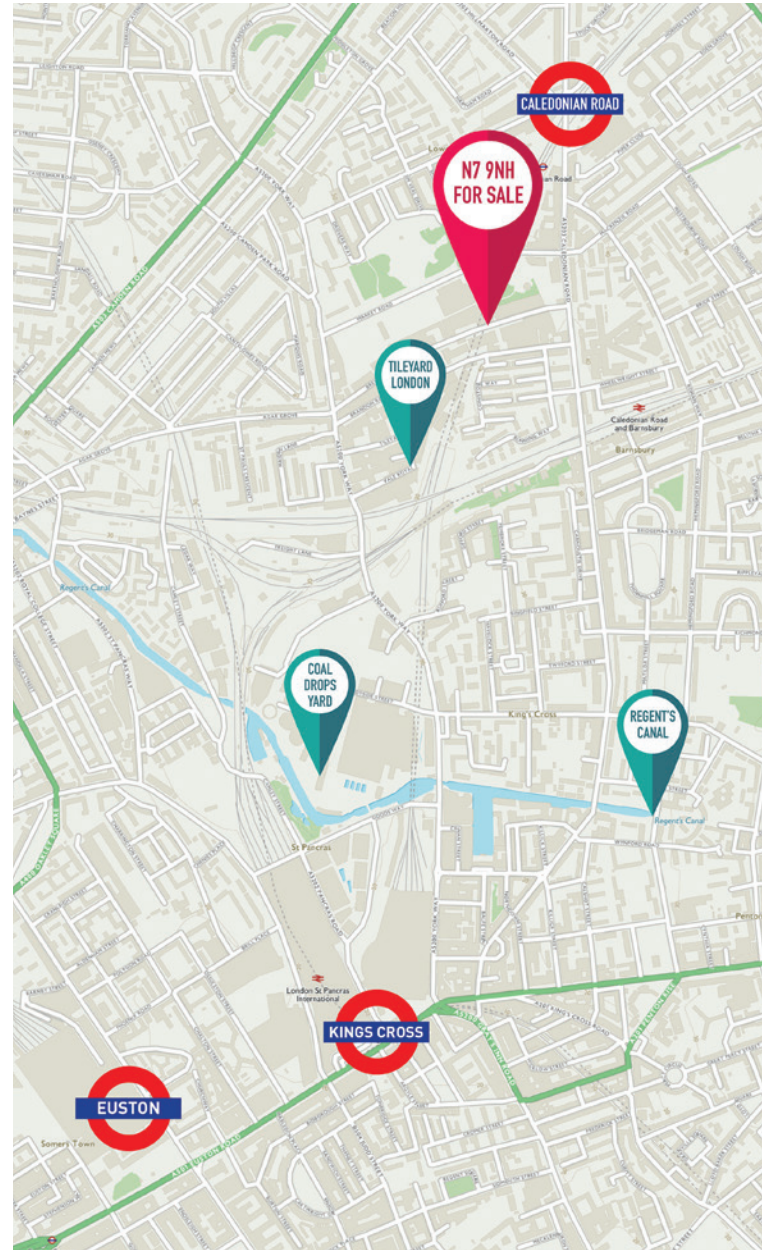
## THE AREA

Kings Cross is the heart of art and music with a number of art galleries, open parks and spaces including the Regent's Canal and Granary Square. The area is a vibrant area for shoppers with markets and centres along with entertainment, with **Harry Potters Platform 9 ¾** and **Everyman Cinema**.

Brewery Road is a short distance from **TileYard London**. TileYard London has been transformed to provide a collaborative community workspace a concept to try and rebuild and provide support to independent businesses and artists providing workshop, recording studios and office accommodation. Aside to housing talent they also offer on-site education/training courses, wellness, food and entertainment.

About a mile south is **Coal Drops Yard** which is one of Islington's hotspots for food and shopping. The heritage of Victorian architecture has been sustained with canal side views offering boutique shops as well as independent brands.

Along Brewery Road there are a range of occupiers from traditional trade counter operators including: BSS, Screwfix, Topps Tiles, Edmundson Electrical as well as AA self-storage and other studio operators including; **John Henry's Studios**, **Big Sky Studios** and **Sensible Music**.



Top Right: Regent's Canal. Below: Coal Drops Yard. Below left: Tileyard London. Bottom Right: The King's Cross Tunnel.

10 – 12 BREWERY  
ROAD, KINGS CROSS,  
LONDON, N7 9NH

TENURE

Sale of the long leasehold interest, 99 years from 1972.

PRICE

Upon application.

VAT

VAT is payable if applicable.

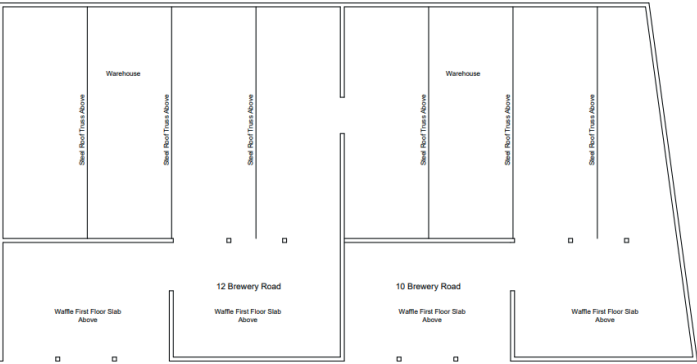
LEGAL COSTS

Each party will be responsible for their own legal costs..

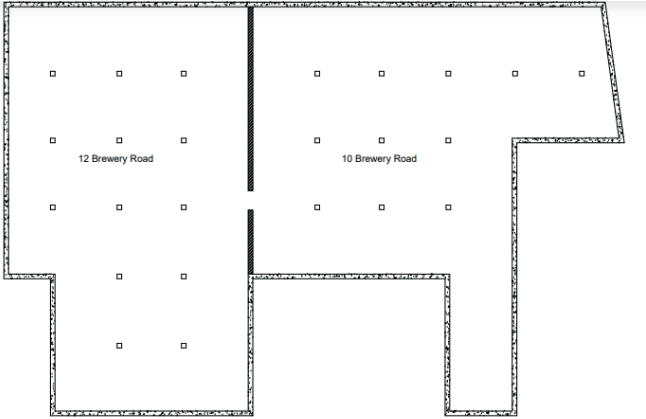
VIEWING & FURTHER  
INFORMATION

By appointment with joint agents:

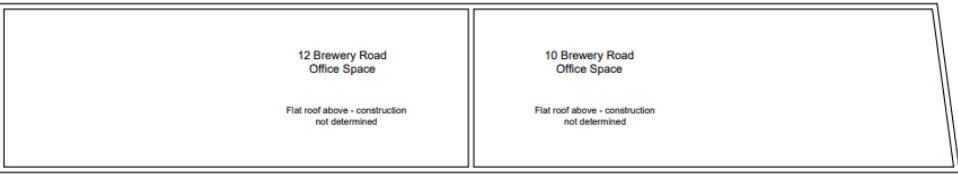
GROUND FLOOR



BASEMENT



FIRST FLOOR



ACCOMMODATION	FT²	M²
Basement - Storage	10,241	951
Ground Floor – Warehouse	14,782	1,371
Ground Floor – Loading Bay	2,949	274
First Floor - Office	6,079	465
Total Area	34,051	3,161



020 8520 1918  
strettons.co.uk

Aasia Pathan  
aasia.pathan@strettons.co.uk  
07807 979061

Neal Matthews  
neal.matthews@strettons.co.uk  
07803 850227

Charlie Cook  
charlie.cook@strettons.co.uk  
07967 776358



George Copeman  
george@gc2property.co.uk  
07855 959948