



AVAILABLE - TO LET (MAY SELL)

4 Blundell Street, London N7 9BH

Ground and first floor Class E / Trade premises 1,437 sq ft GIA ground floor and 1,562 sq ft NIA first floor offices, with a forecourt of 3,500 sq ft and prominent road signage

Rent £95,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk



Assembly.

Commercial Real Estate

4 Blundell Street, London N7 9BH

Ground and first floor Class E / Trade premises



These particulars do not constitute an offer or 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.

4 Blundell Street, London N7 9BH

Ground and first floor Class E premises



Location

The premises are located on Blundell Street, circa 50 metres from the junction with Caledonian Road. Transport links for the property are excellent, with various bus routes running along Caledonian Road, whilst Caledonian Road Underground Station is approximately 400 metres away. Caledonian Road and Barnsbury Overground Station is also situated approximately 300 metres away.

Amenities for the property are good, with numerous bars, restaurants and shops located nearby. Market Road Gardens is situated two streets down from the Property, which is an excellent place to relax during the day.

Nearby operators include: The Gym Group, Sainsbury's, Top's Tiles, HSS Hire, Screwfix and Market Road Football Pitches, amongst others.

Description

The building is arranged as storage/retail trading space on the ground floor, with a double door loading bay fronting onto the forecourt, whilst there is a side double door for customers to enter. To the front is a large forecourt, with a large wall fronting onto Blundell Street, ideal for large signage.

Internally, the ground floor is concrete walls and ceilings with basic lighting and a W/C. There are two staircases which lead up to the first floor. The offices are in a basic state of repair with good natural light. There is also some storage space on the first floor as well.

Rent £95,000 per annum exclusive

Business Rates for 2023/2024 - £16,591 per annum approx.

Building Type Class E use

VAT The premises are not elected for VAT

EPC Rating TBC

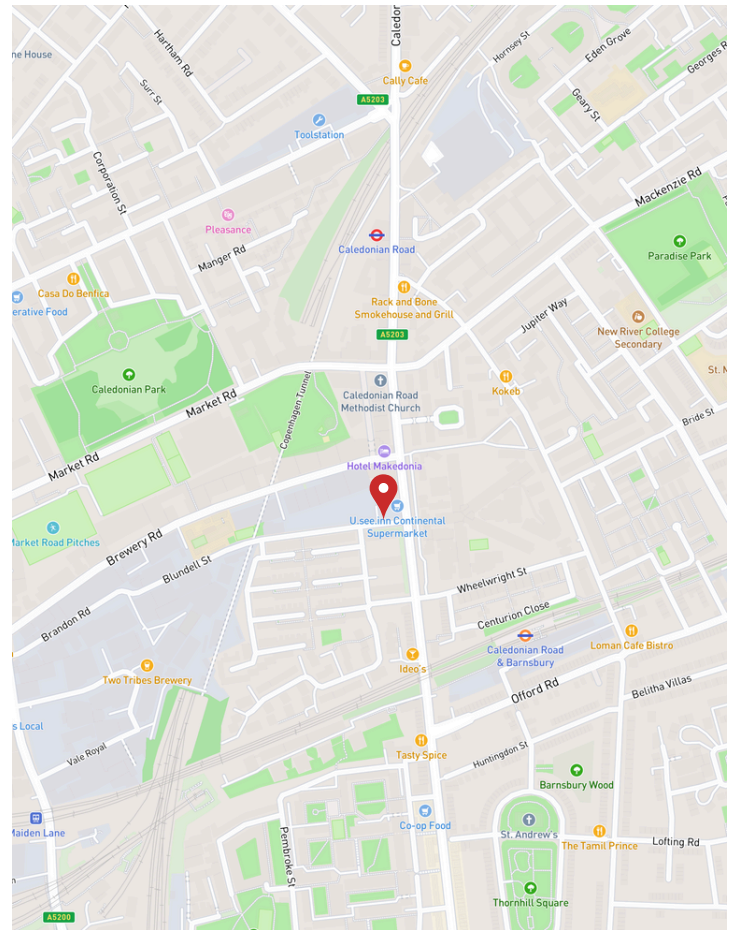
Size (all measurements are approx NIA)

Ground floor 1,437 sq ft (133.5 sq m) GIA

First floor 1,562 sq ft (145.1 sq m) NIA

Total 2,999 sq ft (278.6 sq m)

Forecourt 3,500 sq ft (325.1 sq m) GEA



Contact Owners Joint Sole Agents

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