

London N7 - Unit 8 Blenheim Court, Brewery Road N7 9NY
Office/Commercial Premises with Parking to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

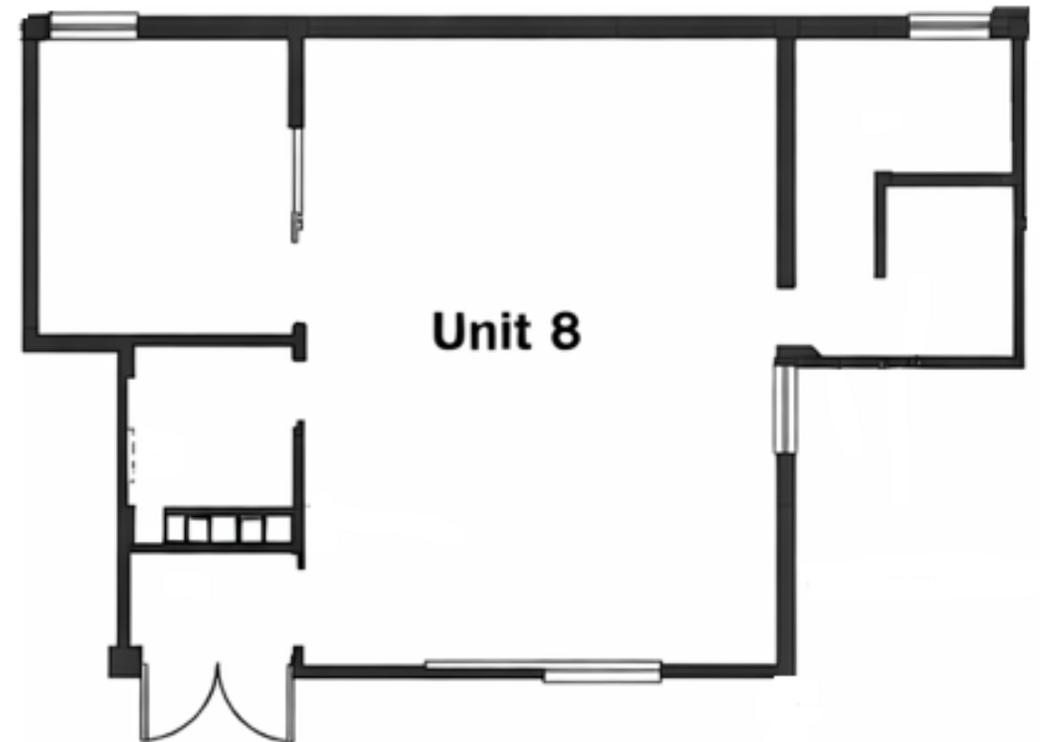
- Comprises ground floor office/commercial premises
- Property benefits from 3 car parking spaces at front
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- The location provides good access into central London for goods deliveries, with occupiers nearby including Screwfix, BSS, Topps Tiles and Sixt Vehicle Rental.

Property Description:

Comprises ground floor office/commercial premises, forming part of Blenheim Court, providing the following accommodation and dimensions:

Ground Floor: 65.5 sq m (705 sq ft)

Open plan retail, storage, wc



Ground Floor

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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £461.54 per week (PCM: £2,000)

Deposit: £6,000 (3 Months)

Rateable Value: From 1st April 2026

Rateable Value - £13,750 p.a.

Rates Payable ~ £4,400* p.a.

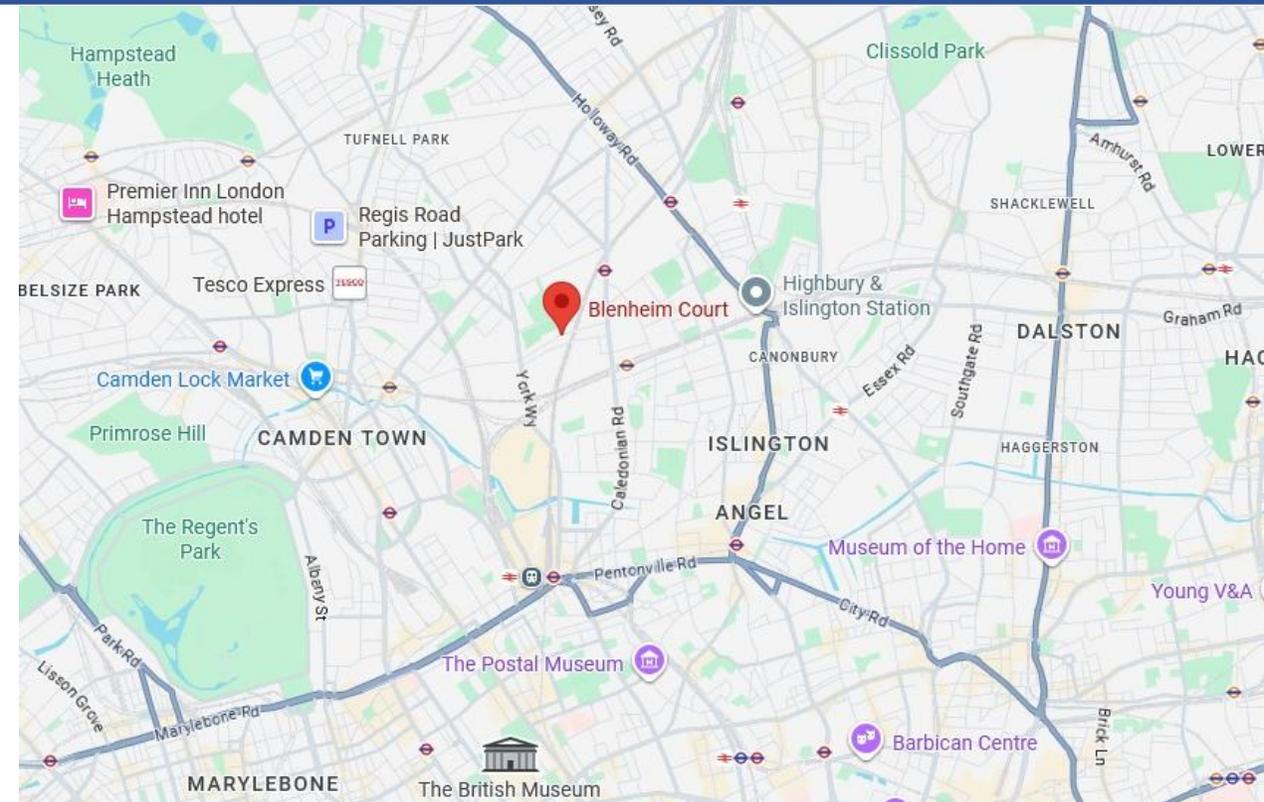
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a D Rating. Certificate and further details available on request.

Location:

Barnsbury is a predominantly residential district that is two miles north of central London. Brewery Road runs between the A5200 York Way to the west and the A5203 Caledonian Road to the east. The property stock along the road is predominantly commercial and comprises a mixture of light industrial/trade counter units and office buildings similar to those in Blenheim Court.. The location provides good access into central London for goods deliveries which enhances the appeal as a commercial location. The area has benefitted from the recent development and regeneration of the former railway land immediately to the north of Kings Cross St Pancras station. Occupiers in the vicinity of the property includes Screwfix, BSS, Topps Tiles and Sixt Vehicle Rental.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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