

PILCHER●LONDON

bespoke commercial property consultants

the brewery building
55-61 brewery road
london, n7

for rent & for sale

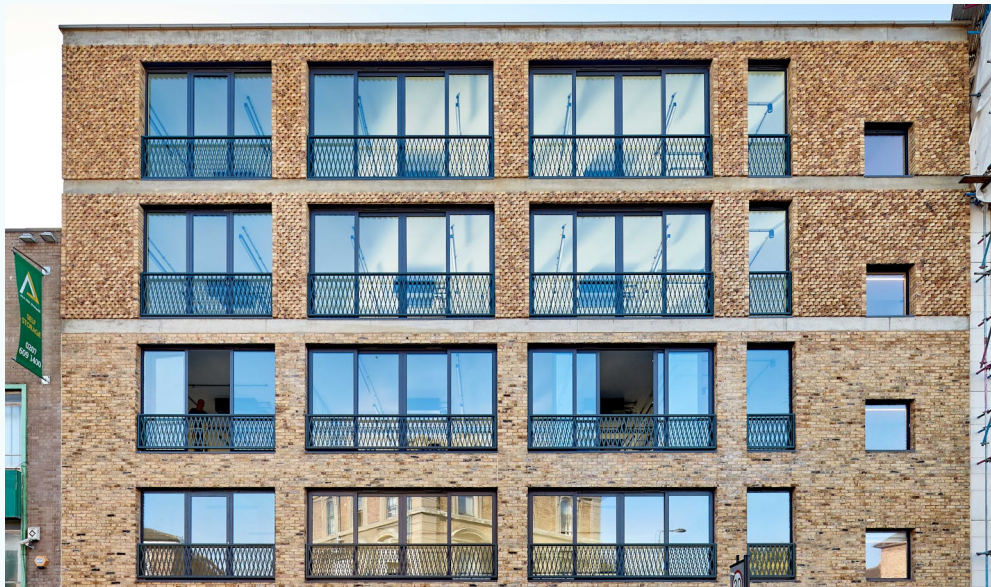
2,273 - 11,348 sq ft

a striking building designed by
award winning architects squire
& partners being a short walk
from coal drops yard, kings cross



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● the brewery building, 55-61 brewery road, london, n7



about

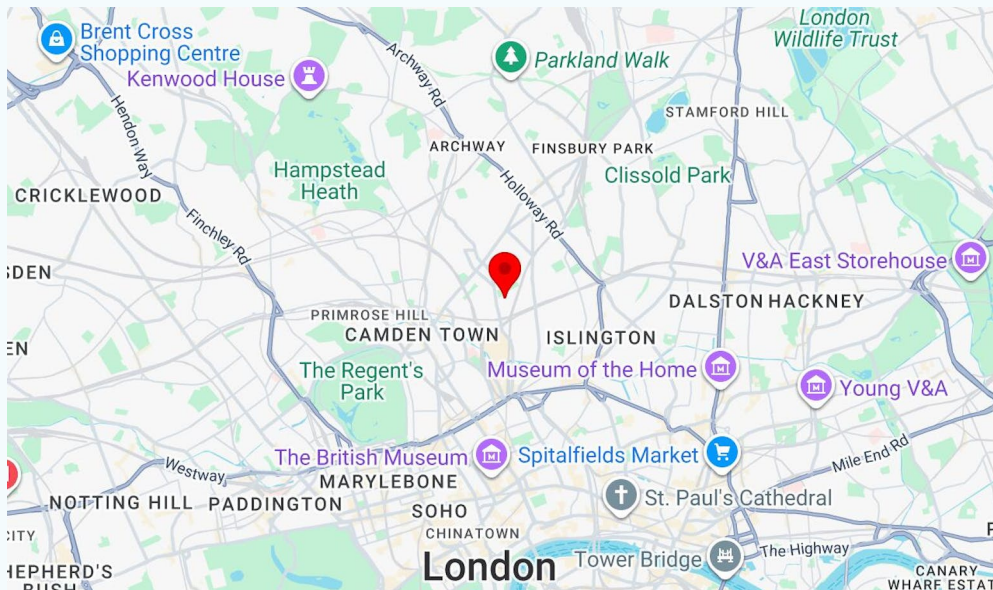
the brewery building occupies a prominent position on the corner of brewery road and york way. the distinctive brick technique used on the upper floors plays with light + shadow to transform the exterior surface into a dynamic and eye catching facade.

designed by squire + partners, the full height glazing ensures natural light floods into all floors, creating bright open spaces.

location

the building is situated on the corner of brewery and york way, kings cross and is less than a 10 minute walk to coal drops yard.

both caledonian road underground station (piccadilly line) and kings cross (northern, piccadilly, victoria, hammersmith + city, metropolitan, circle lines as well as eurostar)



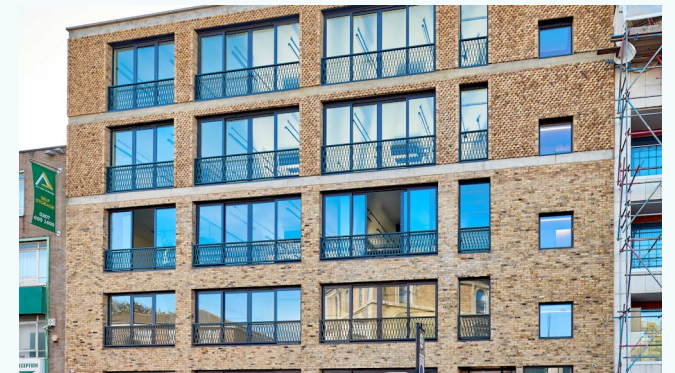
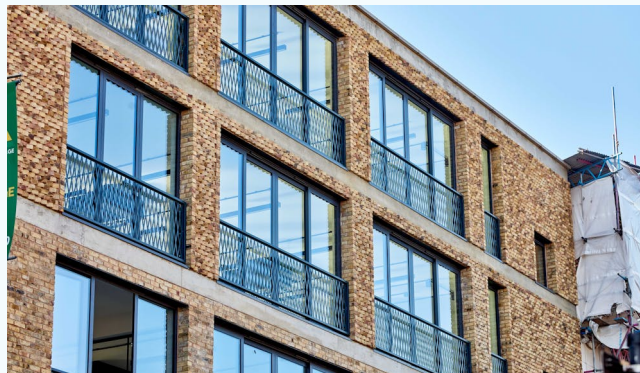
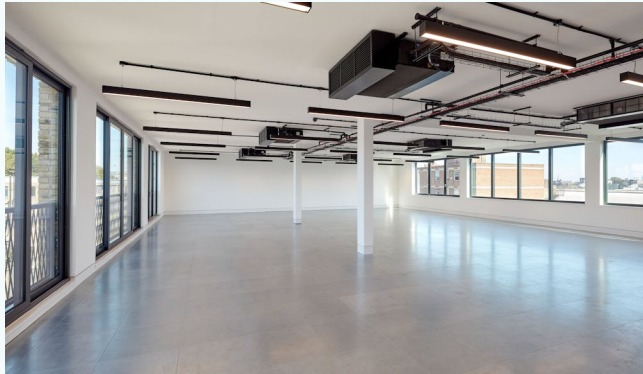
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
4th	2,390	222.04	available
3rd - cat a + fully fitted	2,386	221.67	available
2nd - this is let until 2028	2,273	211.17	let
ground - ground + 1st floor combined	4,299	399.39	available
total	11,348	1,054.27	

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amenities

- openable windows + juliette balconies
- floor to ceiling heights of 2.9m
- excellent natural light throughout
- air conditioning
- 3rd floor fully fitted
- architecturally designed lighting
- passenger lift
- exposed services
- ample bike spaces + showers
- fibre throughout the building

financials

rent	£29.50 - £35 per sq ft
price	offers in the region of £4,950,000

legal fees

each party to bear their own costs

epc

b (33)

vat

to be confirmed. the building can be sold as a togc

lease

new lease a new lease by arrangement

possession

available immediately. upon completion of legal formalities

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viewings & more information

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anton page (joint agent)