

Day and Bell



**UNITS 6 & 7
149 ROMAN WAY
ISLINGTON
LONDON
N7 8XH**

**INDUSTRIAL UNIT/S TO LET
2,607 sq ft – 6,023 sq ft**



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LOCATION: Situated between Islington and Barnsbury, the Roman Way Industrial Estate offers a variety of tenants including; Hammerton Brewery, E-cargobike.com and Roofoods Ltd (Deliveroo). With vehicular access at each end of the estate, Roman Way has good transport links to the A1 and other arterial routes. It is also located next door to the Caledonian Road & Barnsbury overground station offering access to Kings Cross St Pancras and central London.

DESCRIPTION:

- Unit 7 comprises of a ground floor workshop with a basement storage area and 1st floor mezzanine office. There is room for parking and loading at the front of the unit.
- Unit 6 comprises of a ground floor warehouse with large mezzanine office area, large kitchenette, shower, WC's and additional storage.

ACCOMODATION:

UNIT	AREA	SIZE (GIA)	
UNIT 6	Ground Floor	187.48 sq m	2,018 sq ft
	Rear Mezzanine	109.25 sq m	1,176 sq ft
	Freestanding Mezzanine	20.67 sq m	223 sq ft
	TOTAL	317.40 sq m	3,416 sq ft
UNIT 7	Ground Floor	191.45 sq m	2,061 sq ft
	Mezzanine	6.06 sq m	65 sq ft
	Basement	44.70 sq m	481 sq ft
	TOTAL	242.21 sq m	2,607 sq ft
TOTAL		559.61 sq m	6,023 sq ft

AMENITIES: It is believed mains electricity and water are connected to the subject property. NB: None of the services have been tested and it is up to the prospective tenant to satisfy themselves as to their condition/operation.

USE: The use class of this property is B1 within the Town and Country Planning (Use Classes) Order 1987. Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

TERMS: Full Repairing and Insuring leases are available for the whole or individual units.

- Unit 6: £45,000pax
- Unit 7: £47,000pax
- **TOTAL: £92,000pax**

LEGAL COSTS: The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

RATEABLE VALUE: The Rateable Value for Unit 6 is £21,250 & Unit 7 is £23,500. Applicants should verify the rates payable with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC): Unit 7: "E" 118. Unit 6: Awaiting assessment

VAT: This property is not elected for VAT purposes.

FURTHER INFORMATION: Please contact Alex Jackson on alex.jackson@dayandbell.co.uk or Tim Bell on tim.bell@dayandbell.co.uk - 020 8445 3611 18/02/19





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