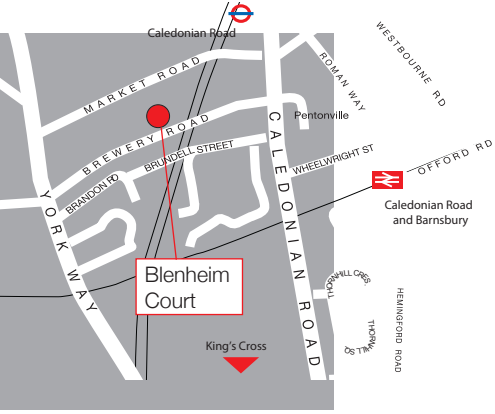


**Blenheim Court
Brewery Road
London N7**

**FOR RENT - 2,173SQ FT
(201 SQ M) OFFICES LESS
THAN A MILE FROM
GOOGLE @ KINGS CROSS**



**A MODERN OPEN PLAN REFURBISHED
OFFICE FLOOR WITH DEDICATED KITCHEN,
WC FACILITIES AND PARKING**



LOCATION

Blenheim Court is an attractive courtyard development on the north side of Brewery Road, which connects York Way and Caledonian Road, less than a mile north of Kings Cross. Caledonian Road Underground Station (Piccadilly Line) and Caledonian Road and Barsbury Overground station are both a short walk away.

AMENITIES

- 24 hour access
- Integrated fire detection, entryphone and alarm
- Comfort cooling
- Central heating
- Suspended ceiling
- Recessed lighting
- Good natural light
- Kitchenette on each floor
- WC to each floor
- Dedicated car parking
- Lift serving all floors

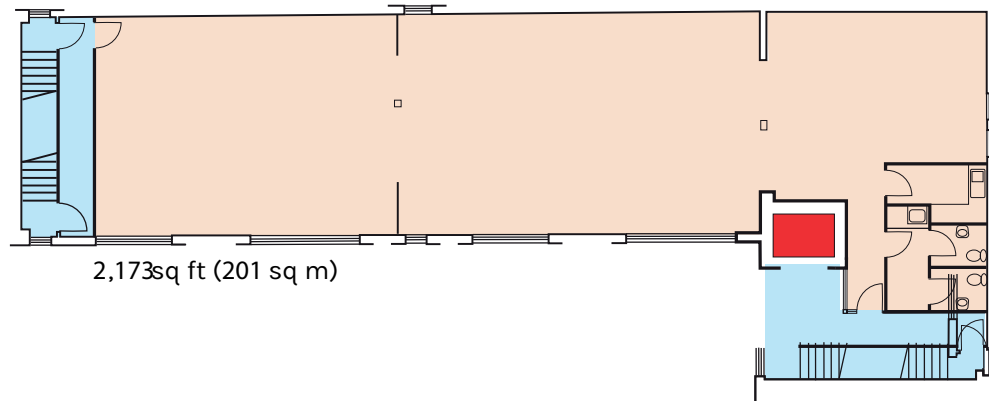
LEASE

A full repairing and insuring lease on terms to be agreed.

RENTAL

£100,000 per annum / £20,000 per month (£35 per sq ft) inclusive of service charge and exclusive of business rates and VAT.

The lease will be contracted out of the provisions of the 1954 Landlord and Tenant Act Part II as amended.



BUSINESS RATES

All interested parties should make their own enquiries with the London Borough of Islington.

EPC

Energy Performance Asset Rating - D.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

If you have further queries please contact:



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aj@ags.uk.com

Ashley Wogman
aw@ags.uk.com

Misrepresentation Act. AGS for themselves and for the vendors or lessor of this property for whom they act, give notice that

i. These particulars are prepared only for guidance. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. ii. Any information contained herein (whether in the text, plans or photographs) is given in good faith but we cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained herein, nor should any information contained herein be relied upon as a statement or representation of fact. iii. Rents quoted in these particulars may be subject to VAT in addition. iv. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. v. The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. vi. Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. vii. No employee of AGS has any authority to make or give any representation or warranty whatsoever in relation to the property. viii. All plans included in these particulars are for information purposes only. ix. AGS declare an interest in this property. These particulars were prepared in October 2017.