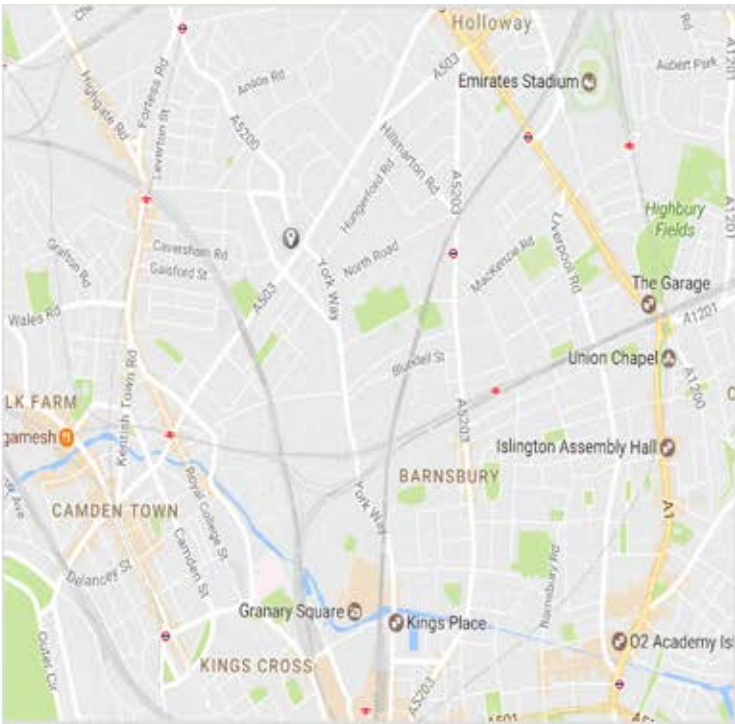


SHOP/OFFICE 13 Brecknock Road N7 0BL

SHOP/OFFICE 900 SQ FT TO LET



Amenities

- Newly refurbished
- New electric heating
- Window frontage
- Fresh air system
- Split level
- Electric shutter
- New toilets

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Bruce.
Commercial Estate Agents
0207 267 6772

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SHOP/OFFICE 13 Brecknock Road N7 0BL

SHOP/OFFICE 900 SQ FT
TO LET



Location:

The property is located on the east side of Brecknock Road close to the junction with York Way and Camden Road and amongst a mix of retail, service and convenience units. The area is equidistant to Camden, Holloway & Kings Cross.

Accommodation:

A split level unit with a prominent window frontage arranged as two open plan areas on the upper and lower levels with a further office, storage area, new toilets and capped off services for a kitchen. The property has been fully refurbished with new heating, a fresh air system, new LED lighting and would suit retail, office or A2 uses

Lease: A new lease is available direct from the landlord by arrangement

Rent: £25,000 per annum exclusive

Legal Cost: Each party is to be responsible for their own legal costs

EPC: An EPC has been applied for

Rates: The 2017/8 rateable value is £8,500

Use: A1 retail A2 or office subject to planning

Amenities

- Split level unit
- Newly refurbished
- New heating
- New fresh air system
- Prominent window frontage
- New toilets, capped off services
- New LED lighting

By appointment strictly through Agents Bruce.

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Subject to contract

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