

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

## OFFICE/RETAIL/D1 PREMISES 440 sq ft TO LET

UNIT A, 29 NORTH ROAD, LONDON, N7



**Location:**

**These premises are situated on the south side of North Road, which links York Way to the west and Caledonian Road to the east. The site lies at the junction with New Clock Tower Place. Transport links are good with Caledonian Road Underground Station (Piccadilly line) approximately 600 metres from the site. Kings Cross mainline station lies approximately 2 km to the south.**

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

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**North Road has a mixture of residential and commercial properties, with a busy traffic flow. The redevelopment of Market Estate is creating hundreds of new residencies, which will no doubt boost the demand for these premises.**

**Accommodation:** **Block 3, Unit A 29 North Rd.**  
**Ground floor 440 sq ft (40.88 sq m)**

**The premises are fitted out as an office, with wooden floors, electric wall heaters, kitchen and wc.**

**Terms:** **New 5 or 10 year FRI lease available**

**Rent:** **£12,500 per annum**

**Use:** **Retail (Class A1), Office B1, and D1**

**Legal Costs:** **Each party to bear its own legal costs**

**Contact:** **James Baker of White Druce & Brown**  
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