

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

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

PREMINARY DETAILS
Completion Due September 2012

RETAIL/RESTAURANT/OFFICES/D1

BLOCKS 1 & 2 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 just to the west of 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.

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 1	
Ground floor	Between 118 sq m (1,270 sq ft) and 320.8 sq m (3,453 sq ft)
Block 2	
Ground Floor	Between 113.5sq m (1,222 sq ft) and 344.5 sq m (3,708 sq ft)

The premises will be available in a shell condition.

Terms: New 5 or 10 year FRI lease available

Rent: £13 - £16 psf

Use: Retail (Class A1), Class A3, B1, and D1

Legal Costs: Each party to bear its own legal costs

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