

# LOWER GROUND FLOOR UNIT TO LET

## Unit 1, York House, 400- 404 York Way, N7 9LR



**New Lease**  
**Class 'E' Use**

**2,003 Sq Ft (an additional 2,413 Sq Ft may also be available)**

## LOCATION

The property lies on the north side of York Way, close to its junction with Camden Road in Kentish Town. York Way is an established local commercial area in Kentish Town, with a variety of offerings on the street. The area benefits from excellent transport links with Kentish Town Station (Northern Line & Thameslink), Camden Road Station (Overground) and Caledonian Road Station (Piccadilly Line) all being within a 15 minute walk from the property. The property lies in the London Borough of Islington.

## DESCRIPTION

The property comprises lower ground floor space which is accessed from street level on York Way. The property was previously occupied by a VR experience operator and is currently split into partitioned spaces, so it can easily be made open plan. There is natural light and access for loading at the rear of the property.

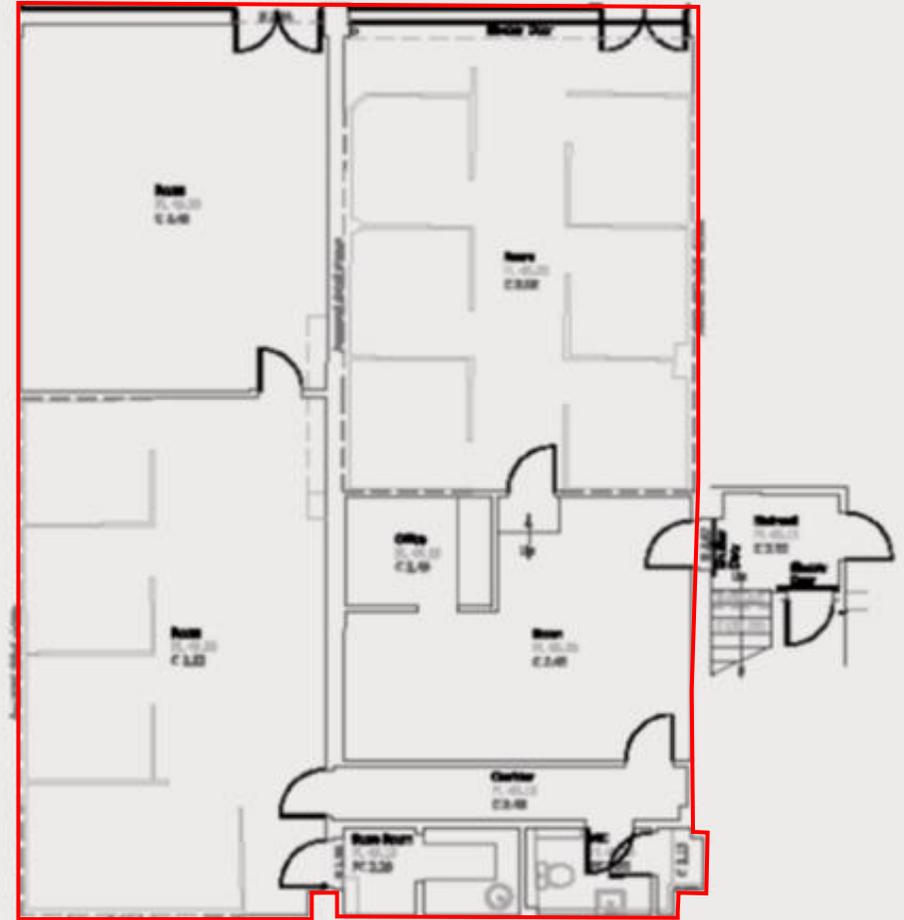
## AMENITIES

- Street level access & signage.
- Easily made open plan.
- Extensive M&E in situ including A/C & heating
- Natural light at the rear.
- Rear access for loading.
- W/C's & Kitchenette
- Suitable to all uses within Class E

## SIZE

Floor	Size (sq ft)	Size (sq m)
Lower Ground Floor	2,003	186.1

*\*An additional 2,413 sq ft (224.19 sq m) may also be available.*



## YORK WAY

*\*Scaled floorplans & .dwg's available on request*



## LEASE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

## PLANNING

The property benefits from Class 'E' Use and is suitable for medical, office and retail uses.

## RENT

£37,500 per annum, exclusive of all other outgoings.

## BUSINESS RATES

The rateable value of the property is £24,000, rates payable equate to approximately £12,000. Interested parties are advised to make their own enquiries with the VOA.

## SERVICE CHARGE

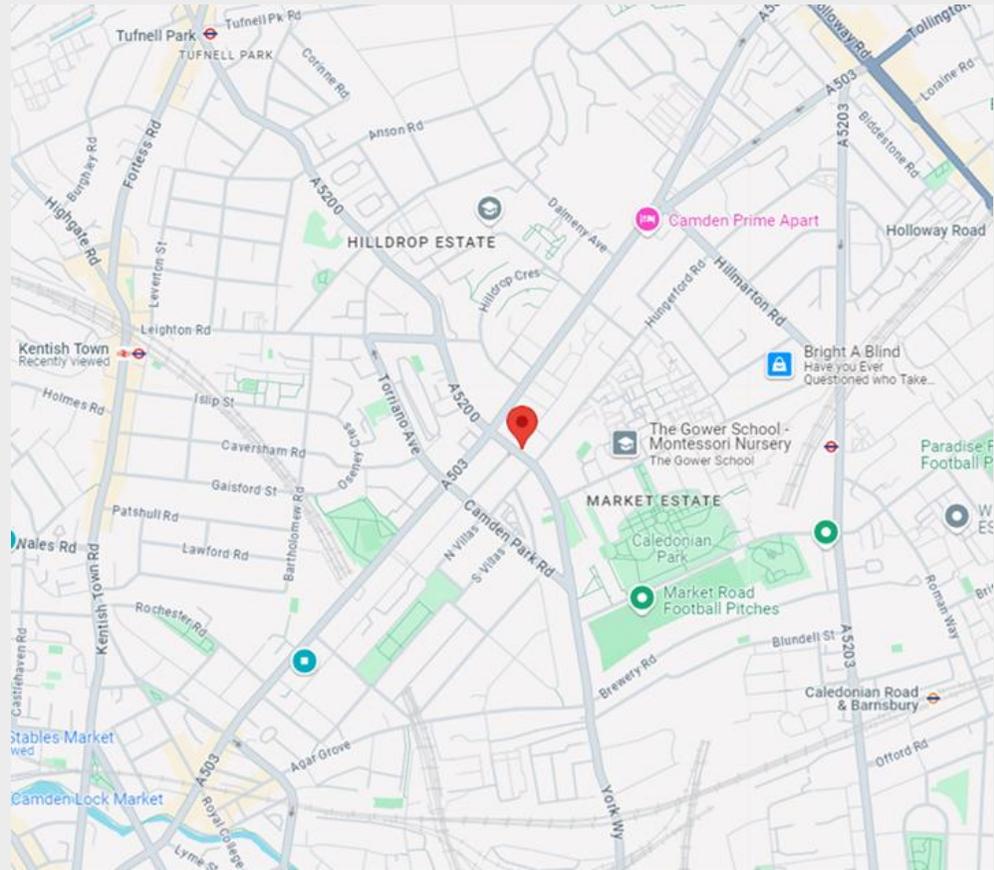
TBA

## VAT

Applicable.

## EPC

Available upon request.



**For further information or to arrange a viewing,  
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