AVAILABLE TO LET

1 Brandon Road, London N7 9AA

Economic 1st & Ground Floor Warehouse Style Office Suites

FRESSON AND TEE

Office for rent, 1,213 - 3,971 sq ft, £28.50 - £35.00 psf

To request a viewing call us on 020 7391 7100

For more information visit https://realla.co/m/24935-ground-and-1st-1-brandon-road-n7-ground-and-1st-floors-1-brandon-road

David Shapiro
david.shapiro@fandt.com

Harry Hopson
harry.hopson@fandt.com

1 Brandon Road, London N7 9AA

Economic 1st & Ground Floor Warehouse Style Office Suites

To request a viewing call us on 020 7391 7100

FRESSON AND TEE

Economic warehouse style office suites to let either together or individually of a stylish building that was completely refurbished approximately 9 years ago

Both suites provide warehouse style accommodation with good natural light and reserved on site car parking.

Highlights

- Warehouse style accommodation available per floor or together
- New lease(s) directly from the landlord
- Good natural light
- Reserved on site car parking
- Comfort cooling throughout
- Perimeter trunking
- 1st floor fully fitted kitchen and breakout area
- Video entry phone system

Property details

Rent	£28.50 to £35.00 psf
Est. S/C	£8.00 psf
Est. rates payable	£14.20 psf
Building type	Office
Planning class	B1
Sizes	1,213 to 3,971 sq ft
VAT charges	VAT will be charged on rent and service charges.
EPC certificate	Available on request

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa
1st Floor	2,758	£35.00	£8.00	£5.62	£134,093.96
Ground Floor	1,213	£28.00	£8.00	£14.12	£60,795.56
Total	**3,971**				**£194,889.52**

* All sizes NIA

More information

Visit microsite

https://realla.co/m/24935-ground-and-1st-1-brandon-road-n7-ground-and-1st-floors-1-brandon-road

Contact us

Fresson and Tee
6th Floor, Queens House, 55-56 Lincoln's Inn Fields, London WC2A 3LJ
www.fandt.com
020 7391 7100
linkedin.com/company/fresson-&-tee
@Fresson_and_Tee
facebook.com/FressonandTee

David Shapiro
Fresson and Tee
020 7391 7100
david.shapiro@fandt.com

Harry Hopson
Fresson and Tee
020 7391 7100
harry.hopson@fandt.com

Holly Purvis
SHW
07947 373 966
hpurvis@shw.co.uk

Quote reference: DS-23770

31/07/2018 Fresson & Tee give notice that the information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser/lessee and neither Fresson & Tee nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser or lessee should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise to their accuracy. Prices and rents are deemed subject to contract and unless otherwise stated, are quoted exclusive of VAT. All floor areas and measurements are approximate. These particulars do not form a part of any offer or contract. Neither Fresson & Tee nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties. Fresson & Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.