

**WAREHOUSE STYLE
WORKSPACE**

**15 MICA W/BER STREET
N1**

FOR SALE OR LEASE

2,659 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

The offices comprise the first floor of 15 Micawber Street. This original warehouse style building provide media style open plan offices with excellent natural light. The properties are situated in an attractive canal-side setting, overlooking the south end of Wenlock Basin at the back of 14 Wharf Road.

WAREHOUSE STYLE OFFICE SPACE AVAILABLE



AMENITIES



SELF-CONTAINED



WAREHOUSE STYLE
FEATURES



EXCELLENT
TRANSPORT LINKS



EXCELLENT NATURAL LIGHT



E CLASS USE



EXPOSED BRICKWORK



EXPOSED SERVICES



GREAT CEILING HEIGHTS



PRIME LOCATION

BELCOR

15 MICA/WBER STREET,
N1



TRANSPORT

Old Street - 8 mins



Angel - 10 mins



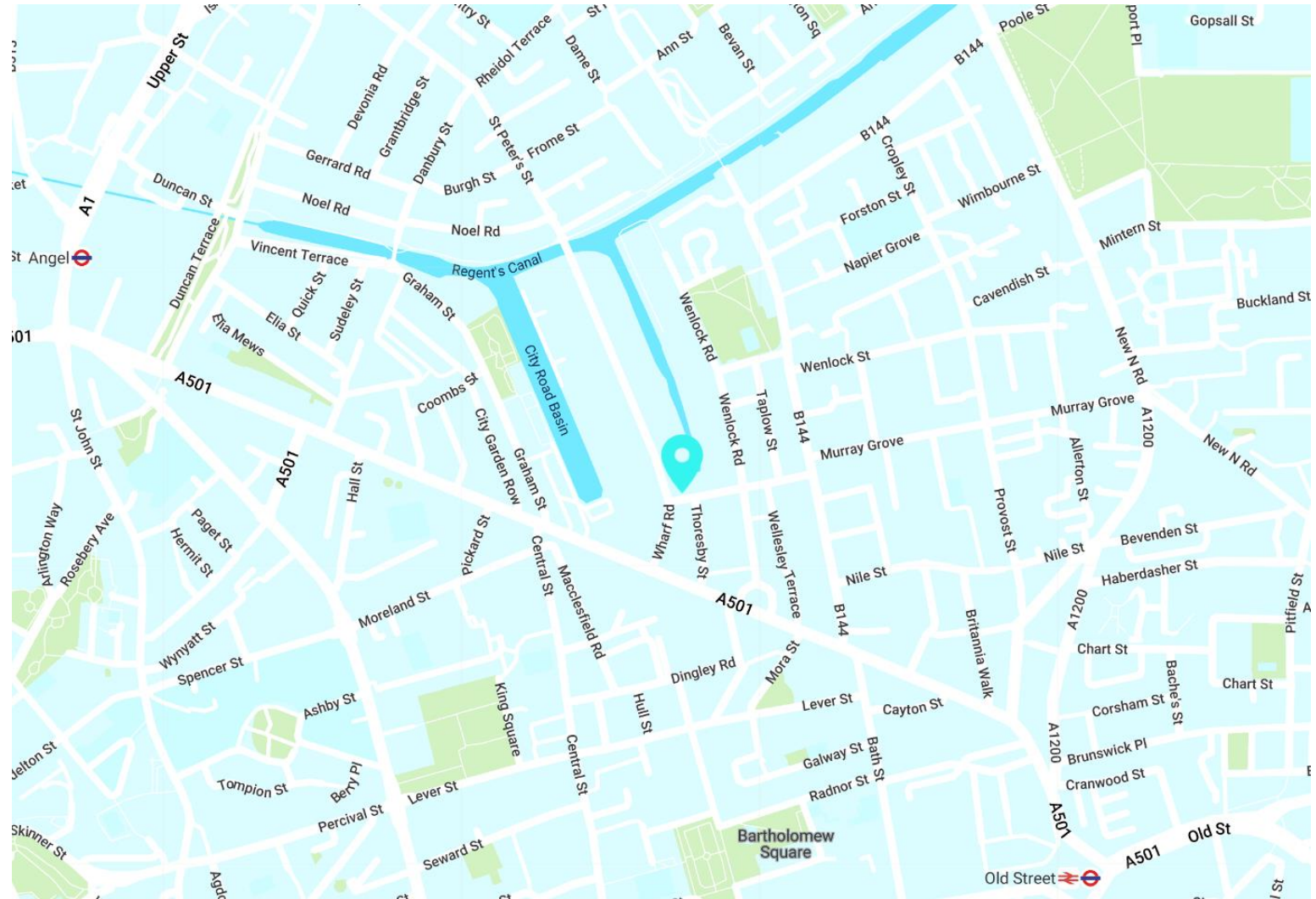
Barbican - 14 mins



AREA

Located in a unique canal-side setting, within close proximity to one of London's major mixed-use regeneration areas, City Road & Old Street Roundabout.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st Floor	2,659	Available	£29.50	£14	£5	£10,746

UNIT	SIZE (SQ FT)	STATUS	PRICE)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1st Floor	2,659	Available	£1.5m	£14	£5	N/A

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

TENURE

The property is held long-leasehold for a term of 999 years from 11 March 2004 with a peppercorn rent.

VIEWINGS VIA JOINT SOLE AGENTS

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