



## GROUND & LOWER GROUND FLOORS

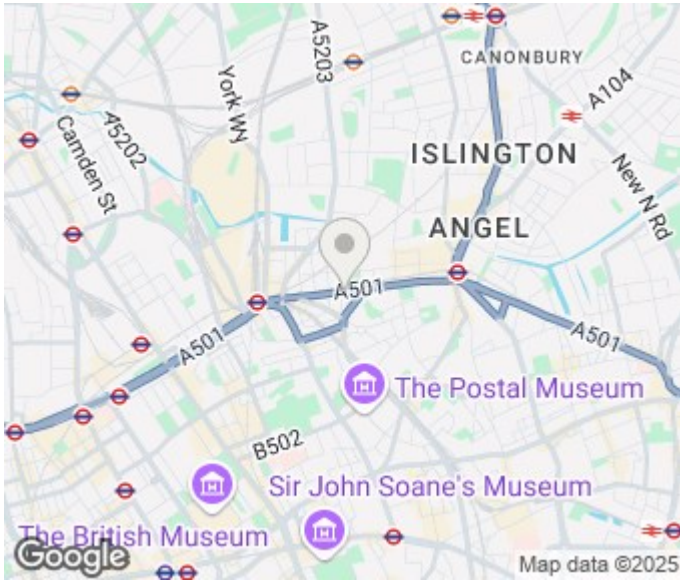
LONDON, N1 9JL

£5,416 PER MONTH

Occupying the ground and lower ground floor, the premises has been recently refurbished and offers good light and ceiling height and should be of strong interest for business owners looking to use it as a cafe or retail premises. The ground floor presence and glass frontage offers a perfect opportunity for retailers looking for a private showroom premises. The unit is fully self-contained with a kitchenette and demised WC's. The lower ground floors features two meeting rooms, two toilet rooms and disabled lift access.

Situated between Kings Cross & Angel stations. The premises is surrounded by several established and creative occupiers with numerous eateries, bars and public spaces. Pentonville Road provides excellent transport links with Kings Cross station being a 5min walk away.

**Hemmingfords**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      | 59        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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