

TO LET - OFFICE

# COLEBROOKE WORKS

46 Colebrooke Row, , N1 8AF



## Key Highlights

- 18,295 sq ft
- Grade II Listed Frontage
- Bike Storage and Showers
- Newly Refurbished
- 5 Designated Meeting Rooms
- Garden Courtyards

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## Description

46 Colebrook Row offers approximately 18,000 sq ft of newly refurbished, highly specified offices. The front of the building is a Grade II listed townhouse with the rear providing warehouse accommodation. The two elements are connected via a link bridge, which has two courtyards on either side.

## Location

Islington is a unique village of London and displays a thriving haven for shoppers, theatre-goers and diners alike. The area has a host of fashion and lifestyle boutiques, designer furniture, health and beauty specialists, unique gift shops, interior design and a wide range of diverse bars and restaurants truly reflecting cuisine from around the world. Islington has much to offer for day and evening visitors, it's famous Camden Passage antiques market, the internationally renowned Business Design Centre and two of the capitals finest theatres, Sadler's Wells and The Almeida.

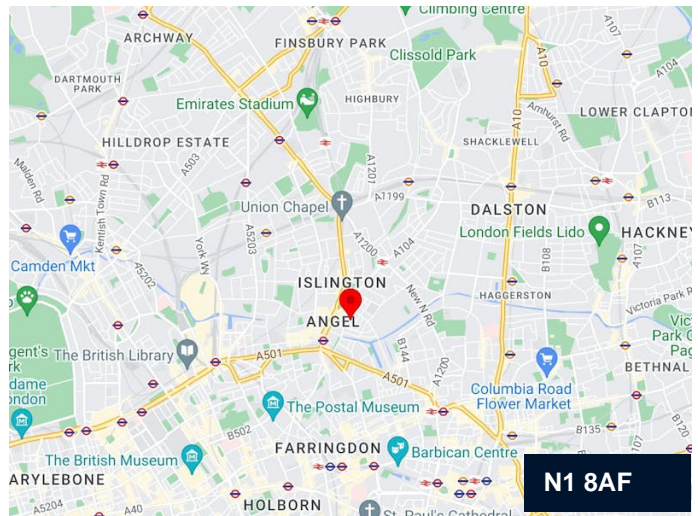
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Town House	417	38.74	Available
Ground - Town House	388	36.05	Available
1st - Town House	489	45.43	Available
2nd - Town House	501	46.54	Available
3rd - Town House	452	41.99	Available
Ground - Warehouse	8,067	749.45	Available
1st - Warehouse	7,981	741.46	Available
<b>Total</b>	<b>18,295</b>	<b>1,699.66</b>	

## Specification

- Fully accessible raised floor (rear building)S
- Substantially refurbished throughout
- Comfort cooling (rear building)
- Central heating (front building)
- New WCs
- DDA compliant
- Private landscaped garden
- Large open plan floors
- Category II lighting



## Contact

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