

Compton

For Rent
**100 Brewery Road
King's Cross N7**



42,000 Sq Ft Mixed-Use Office & Industrial Development Available For Rent

For Rent

100 Brewery Road
King's Cross N7

Size

9,031 - 31,921 Ft²

Rent

£19.50 - £29.50 per sq ft

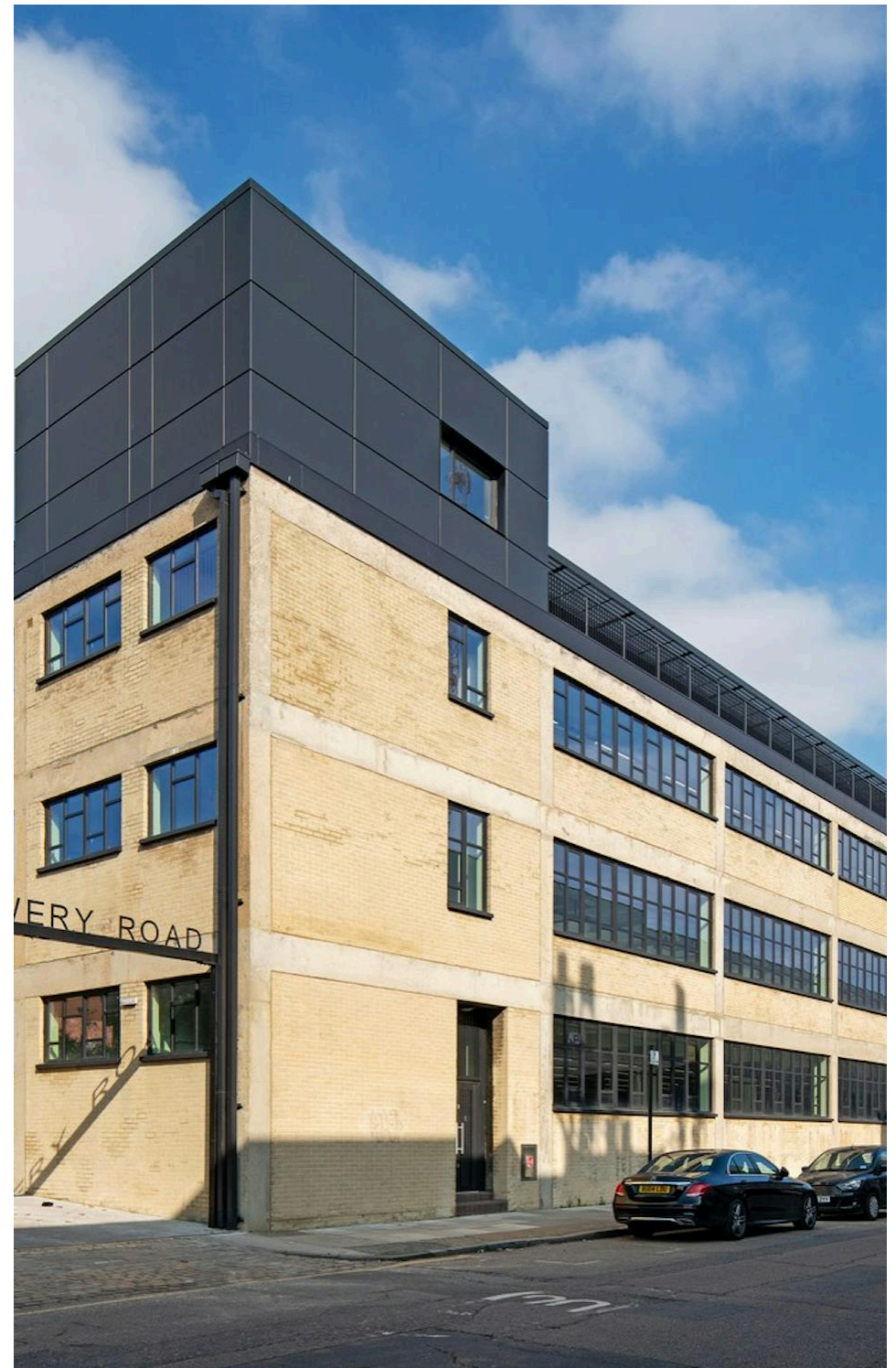
Fitout

Not Fitted

Description

100 Brewery Road has undergone a transformation to provide a mixture of office, light industrial and distribution space in a dynamic location.

A historic building formerly used for clothing manufacture, it delivers circa 42,000 sq ft of high quality modern accommodation that will suit a range of sectors and occupiers.



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For Rent

100 Brewery Road
King's Cross N7

Terrace

Size

9,031 - 31,921 Ft²

Rent

£19.50 - £29.50 per sq ft

Fitout

Not Fitted



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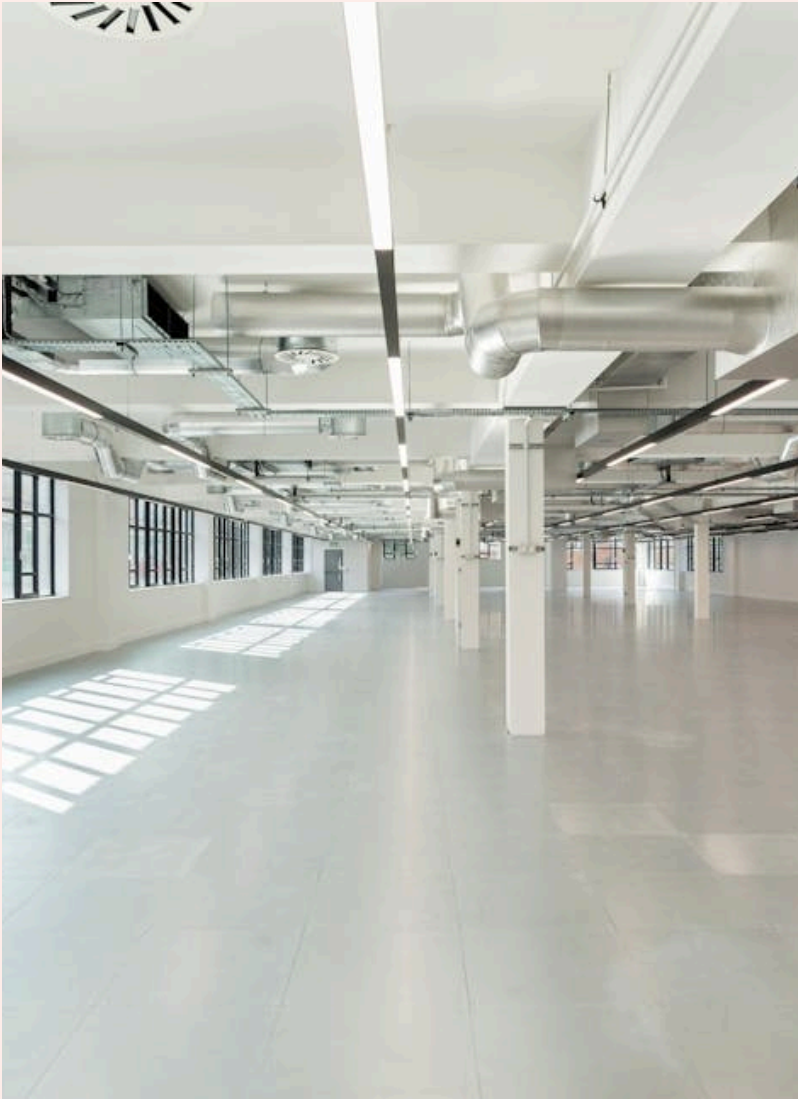
Office Floor



For Rent

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King's Cross N7

Office Floor



Office Floor

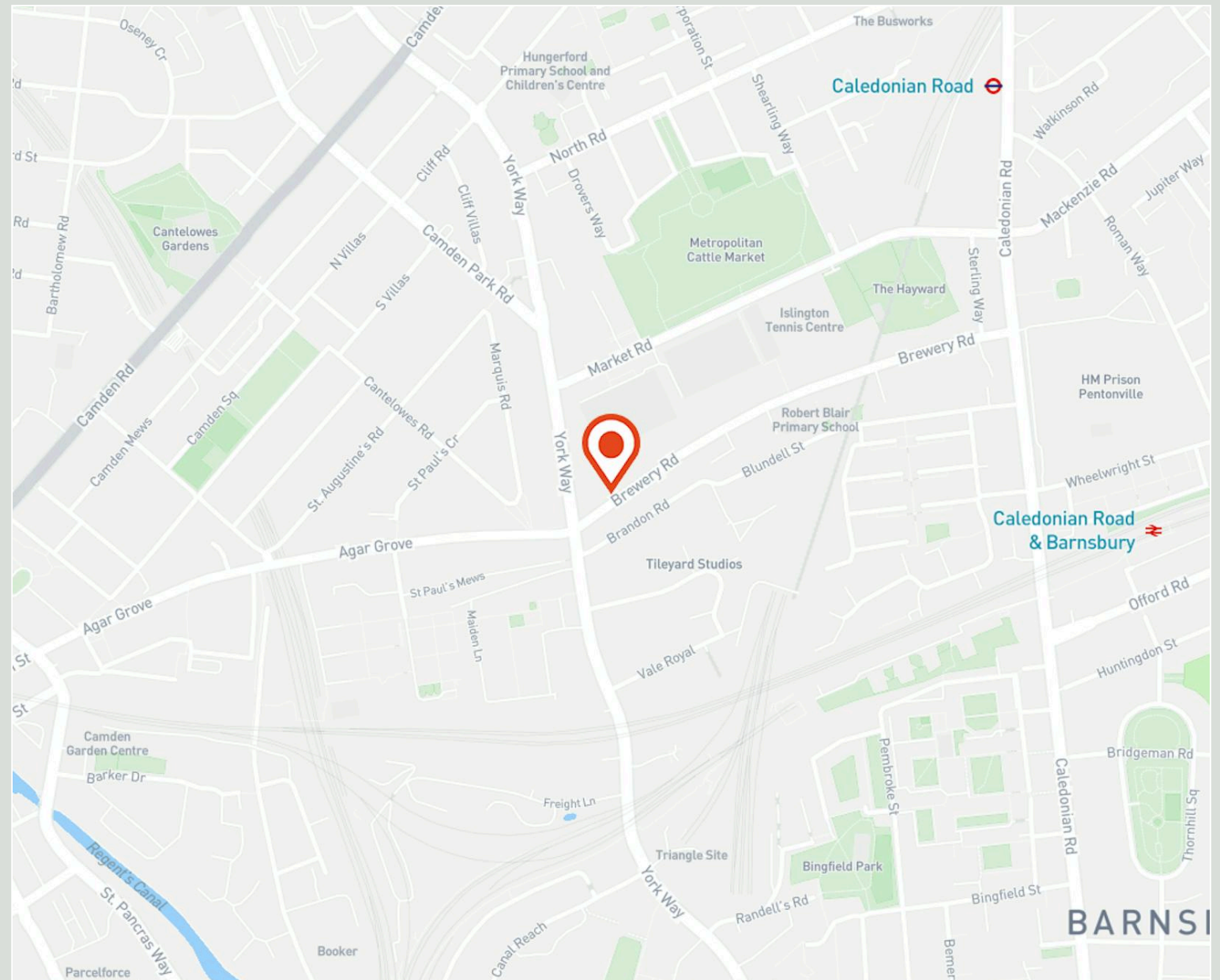
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Location

100 Brewery Road, N7 9NS, is located in the vibrant area of Islington, London, and enjoys excellent proximity to local amenities and transport links. The area offers easy access to Holloway Road, known for its variety of shops, supermarkets, cafes, and restaurants. Caledonian Park, with its open green spaces, is just a short walk away, providing a peaceful retreat.

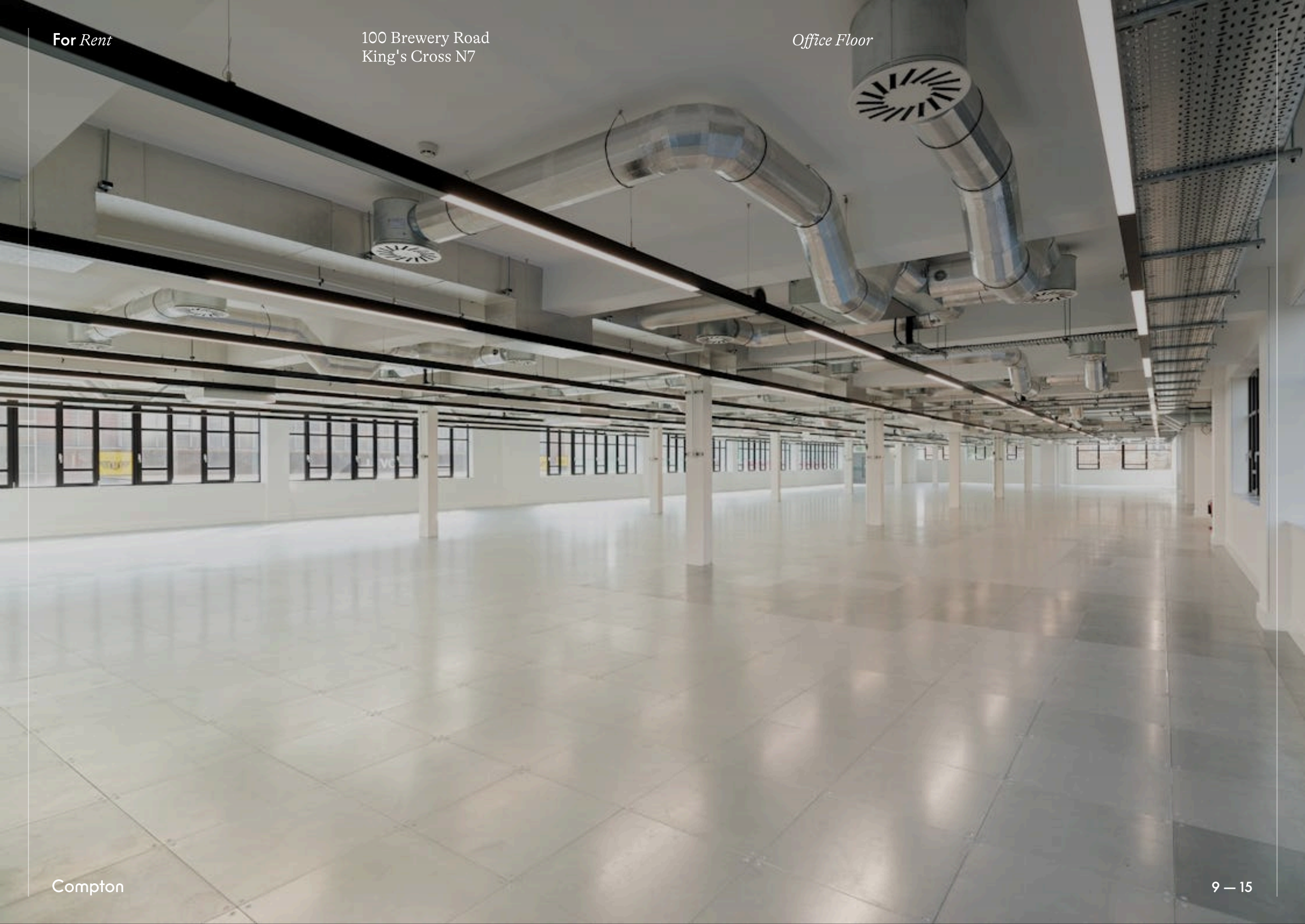
In terms of transport, Caledonian Road Underground Station (Piccadilly Line) is around a 10-minute walk, offering quick connections to Central London and beyond. The nearby Overground station, Caledonian Road & Barnsbury, further enhances connectivity. Additionally, King's Cross St Pancras is a short bus or tube ride away, making it a convenient location for commuters.



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Office Floor



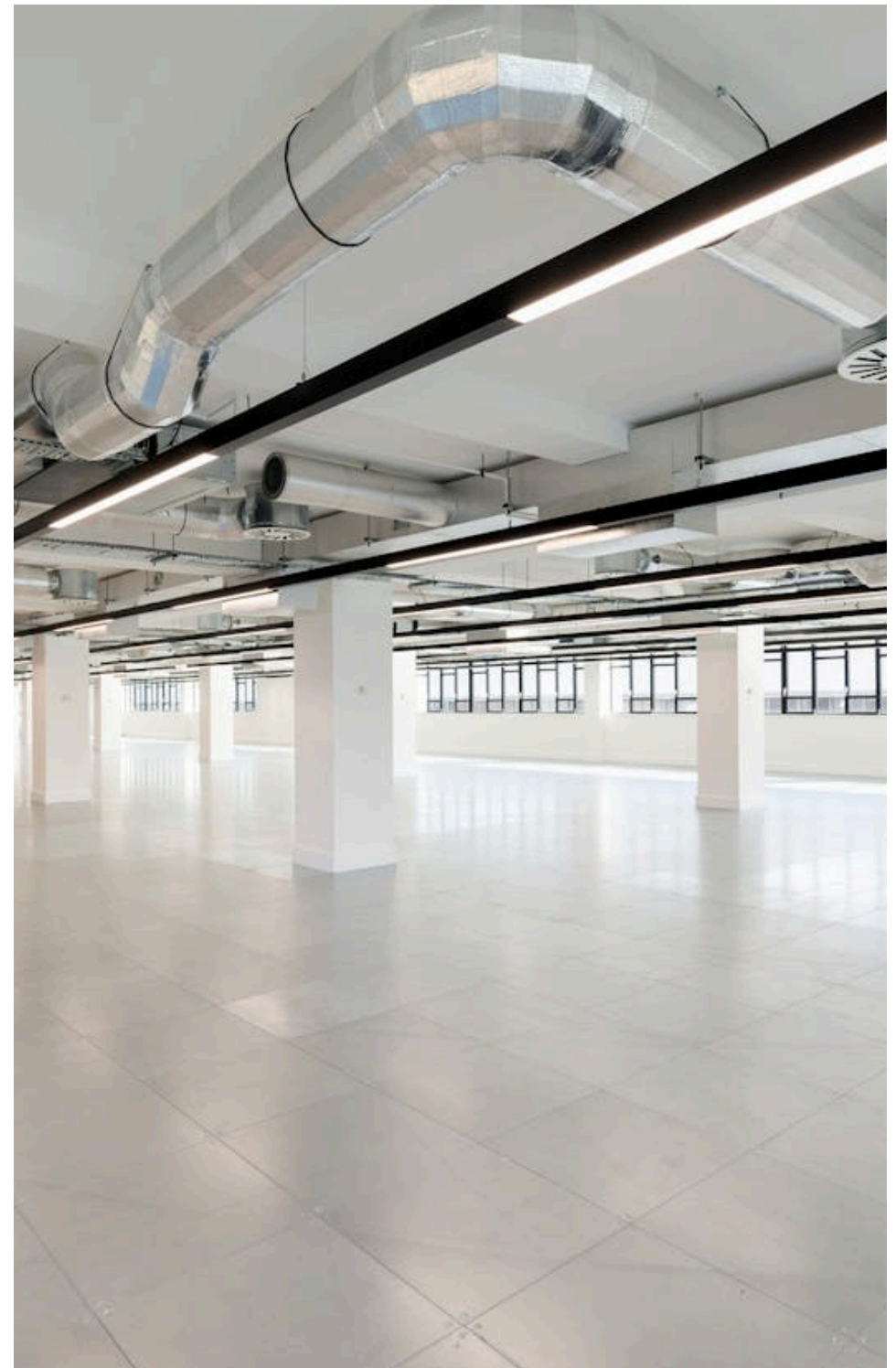
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Amenities

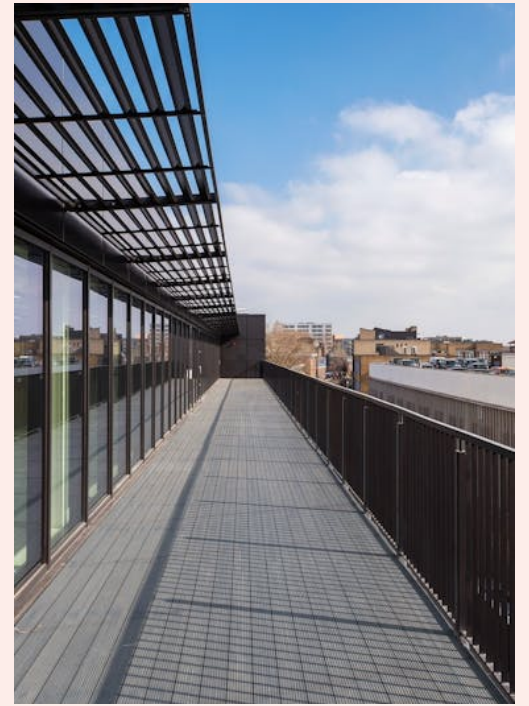
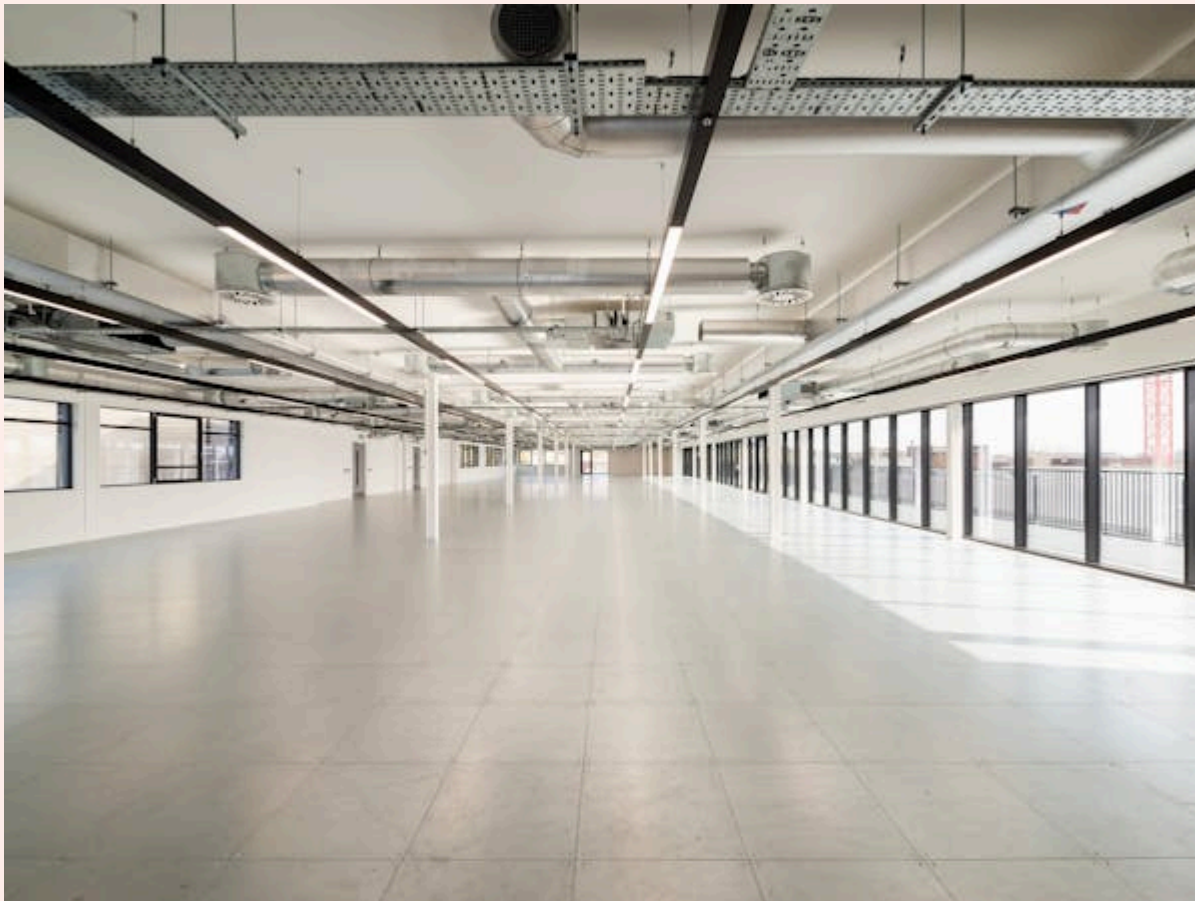
- Suitable for a range of occupiers
- High specification
- Roof terraces
- VRF airconditioning
- Stylish reception & atrium
- 2 x Goods / Passenger Lifts
- Wiredscore 'Gold'
- Raised floor
- Cycle storage
- 4 showers
- Car Parking + EV Charging
- Photovoltaic (PV) solar panels



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Office Floor



Office Floor

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Availability

Name	Building Type	Sq Ft	Sq M	Rent (Sq Ft)	Service Charge (Sq Ft)	Availability
3rd - 3 x Private Terraces	Office	9,031	839.01	£29.50	£6	Available
2nd	Industrial	11,413	1,060.30	£19.50	£6	Available
1st	Industrial	11,477	1,066.25	£22.50	£6	Available
Total		31,921	2,965.56	£23.83	£6	

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Tenure

New Lease

Availability

Available Immediately

Compton Concierge

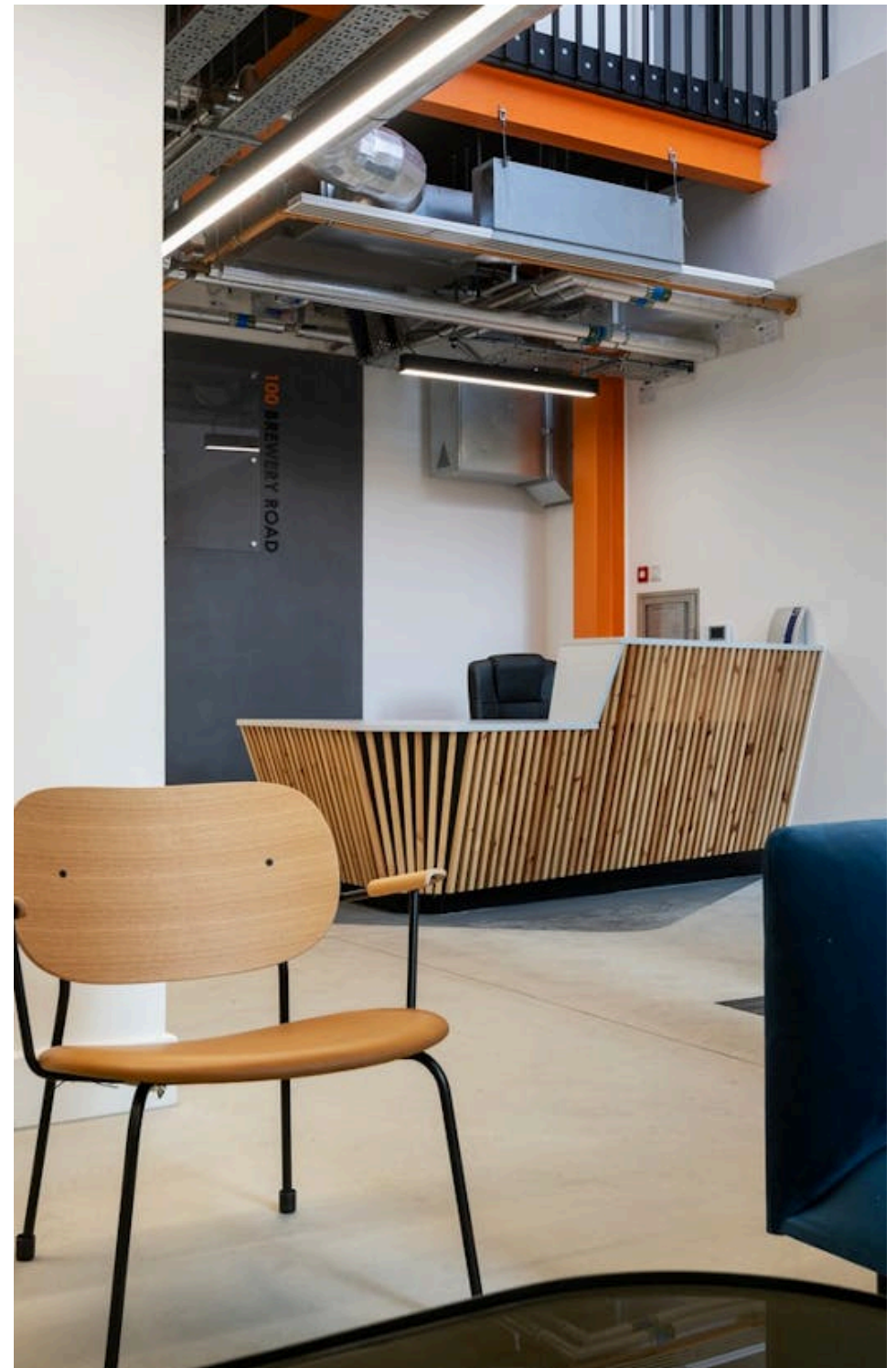
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