

# Compton

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## King's Cross

100 Brewery Road  
N7 9PG

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

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## For Rent

9,031 to 31,921 ft<sup>2</sup>

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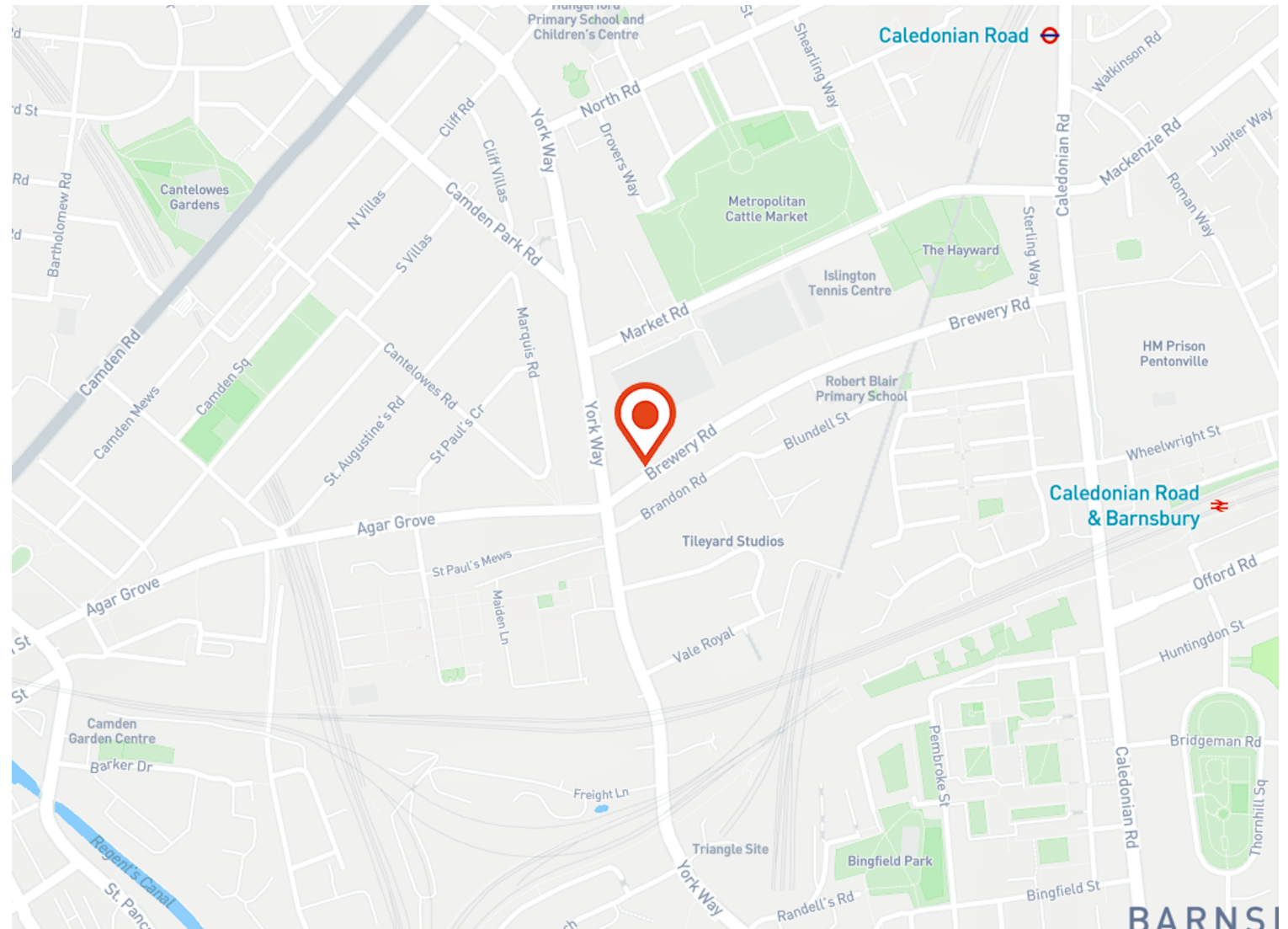
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## Location

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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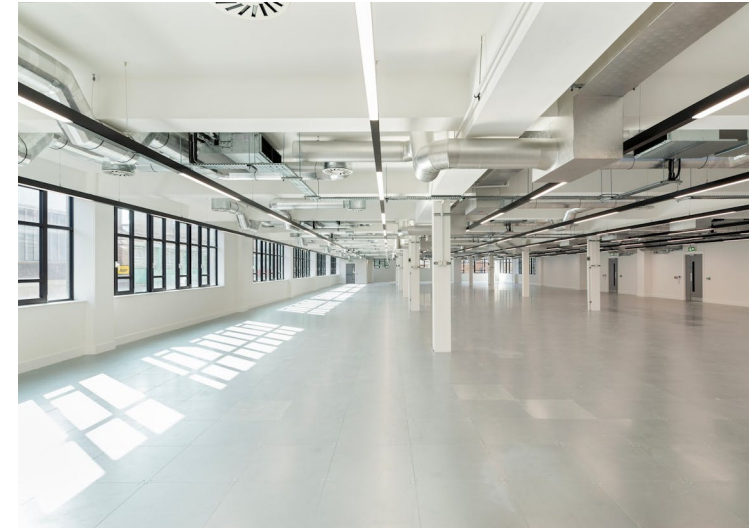
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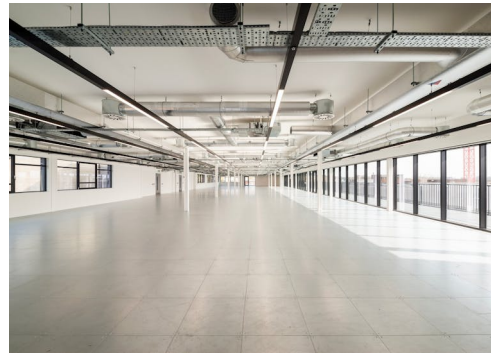
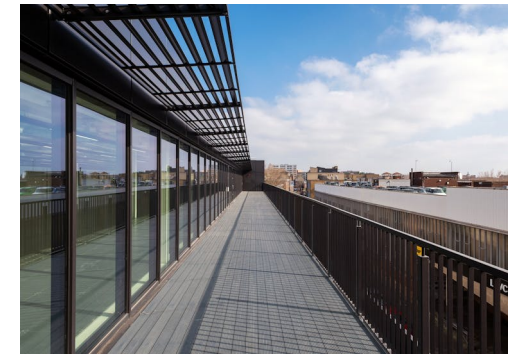
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## Amenities

- 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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## 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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## Content

View on Website



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent (sq ft)	Availability
3rd - 3 x Private Terraces	Office	9,031	839.01	£37.50	Available
2nd	Industrial	11,413	1,060.30	£29.50	Available
1st	Industrial	11,477	1,066.25	£32.50	Available
Total		31,921	2,965.56	£33.17	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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