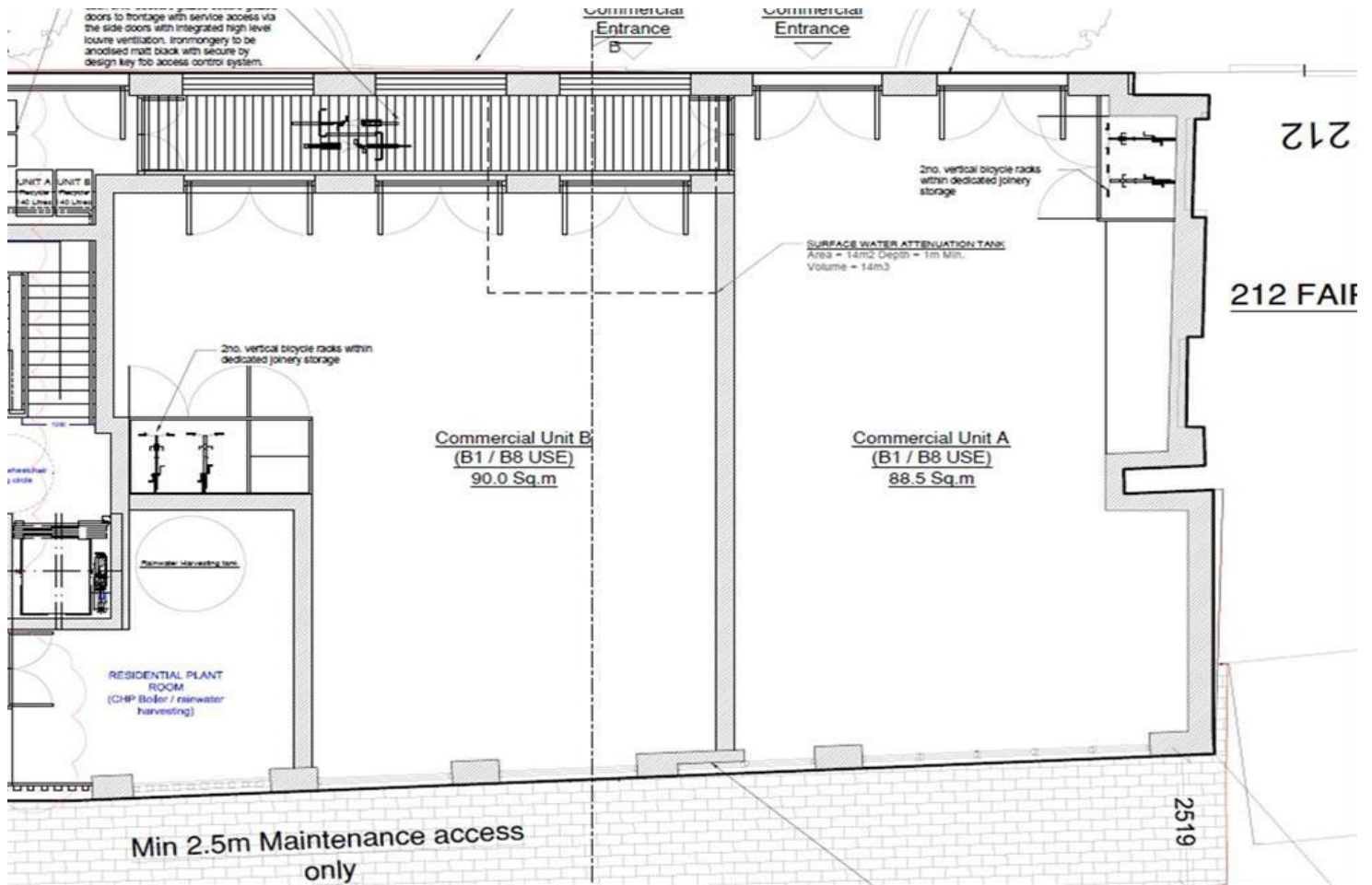


TO LET

B1/B8 Commercial Space

953 – 1,921 SQ FT (88.50 - 179 SQ M)



Units A & B, 202-210 Fairbridge Road, Islington, London N19 3HT

- Shell Condition
- Prominently Located
- Versatile Commercial Space
- Good Transport Links

LOCATION

The premises are located on Fairbridge Road which is accessed via Hornsey Road that junctions with Hornsey Lane which is the main thoroughfare linking Archway to Crouch End.

The closest stations are: Crouch Hill Overground Station (13 minutes' walk) and Archway Underground Station (16 minutes' walk).



SAT NAV REF: **N19 3HT**

DESCRIPTION

Two ground floor B1/B8 units which are suitable for a variety of commercial uses to include light industrial and offices.

AMENITIES

- Shell Condition
- Prominently Located
- Versatile Commercial Space
- Good Transport Links

ACCOMMODATION

Area	Sq Ft	Sq M
Commercial Unit A	952.61	88.50
Commercial Unit B	968.75	90
TOTAL	1,921.36	178.50

All measurements are based on an approximate gross internal area

TENURE

Leasehold – Offered with full vacant possession

PRICING

Rent per Annum

£30 per sq ft

All prices are subject to VAT

BUSINESS RATES

Yet to be assessed by The London Borough of Islington

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents.

For further information or to arrange a viewing please contact.

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Or visit our website www.telsar.com and enter the Property ID 29102 into our property search.

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