

# Day and Bell



**UNIT 7 INDUSTRIAL ESTATE  
149 ROMAN WAY  
ISLINGTON  
LONDON  
N7 8XH**

**INDUSTRIAL UNIT TO LET**



**020 8445 3611 [www.dayandbell.co.uk](http://www.dayandbell.co.uk)**

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**LOCATION:** Situated between Islington and Barnsbury, the Roman Way Industrial Estate offers a variety of tenants including; Hammerton Brewery, E-cargobike.com and Roofoods Ltd (Deliveroo). With vehicular access at each end of the estate, Roman Way has good transport links to the A1 and other arterial routes. It is also located next door to the Caledonian Road & Barnsbury overground station offering access to Kings Cross St Pancras and central London.

**DESCRIPTION:** The property comprises of a ground floor workshop with a basement storage area and 1<sup>st</sup> floor mezzanine office. There is room for parking and loading at the front of the unit.

**ACCOMODATION:**

AREA (GIA)	SIZE	
Ground Floor	188.33 sq m	2,027 sq ft
Mezzanine	6.84 sq m	74 sq ft
Basement	45.40 sq m	489 sq ft
<b>TOTAL</b>	240.57 sq m	2,590 sq ft

**AMENITIES:** It is believed mains electricity and water are connected to the subject property. NB: None of the services have been tested and it is up to the prospective tenant to satisfy themselves as to their condition/operation.

**USE:** The use class of this property is B1 within the Town and Country Planning (Use Classes) Order 1987. Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

**TERMS:** A Full Repairing and Insuring lease is available on flexible lease terms at £47,000pax. Subject to Contract.

**LEGAL COSTS:** The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

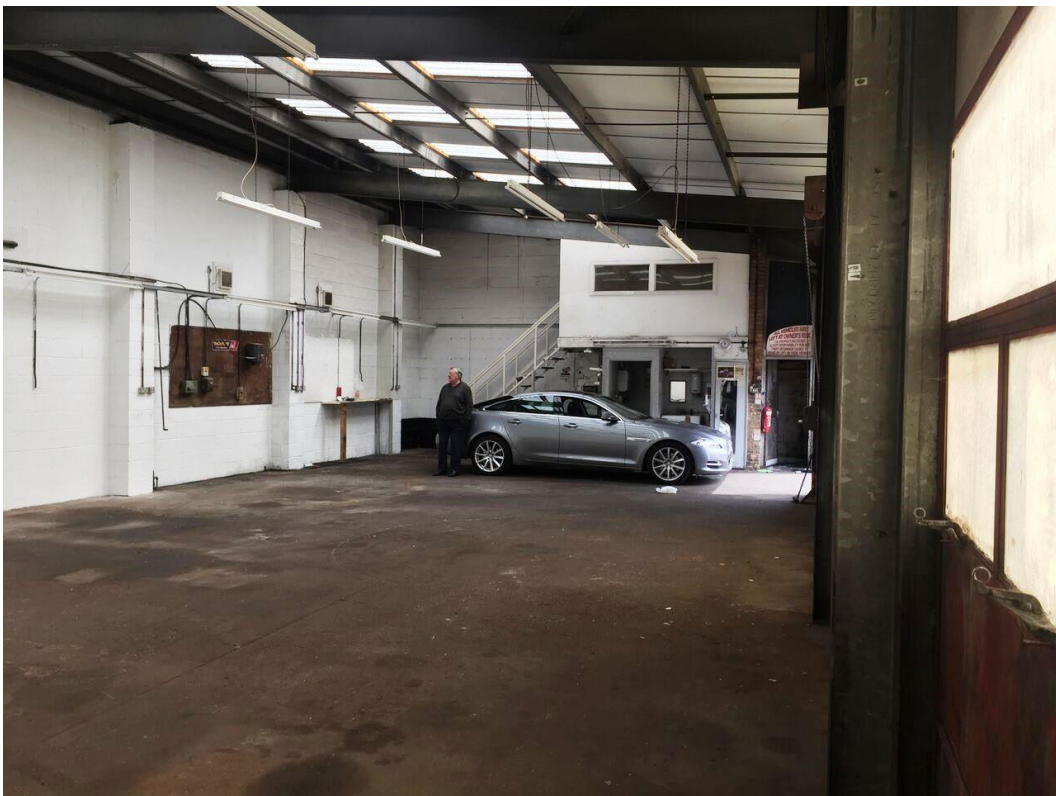
**RATEABLE VALUE:** The Rateable Value for the property is £23,500. Applicants should verify the rates payable with the local authority.

**ENERGY PERFORMANCE CERTIFICATE (EPC):** "E" 118.

**VAT:** This property is not elected for VAT purposes.

**FURTHER INFORMATION:** Please contact Alex Jackson on [alex.jackson@dayandbell.co.uk](mailto:alex.jackson@dayandbell.co.uk) or Tim Bell on [tim.bell@dayandbell.co.uk](mailto:tim.bell@dayandbell.co.uk) - 020 8445 3611 18/02/19









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