



Industrial Unit 15  
149 Roman Way  
Islington, N7 8XH



Ground Floor Industrial Unit to Let  
with Parking Spaces  
82.29sqm      886 sq ft

Industrial Unit situated at the end of the Roman  
Way Industrial Estate, with access to Roman Way.

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# Industrial Unit 15

## 149 Roman Way

### Islington, N7 8XH

**LOCATION:** Situated between Islington and Barnsbury, the Roman Way Industrial Estate offers a variety of tenants including; Hammerton Brewery, Braintree Clothing and Agent Provocateur. With vehicular access at each end of the estate, the estate offers good transport links to the A1 and other arterial routes.

**ACCOMMODATION:** The Industrial Unit is part of a thriving Roman Way Industrial Estate. Unit 15 provides flexible accommodation for Industrial, Service and Storage Businesses. The unit comes with car parking space.

**FLOOR AREAS:** The Ground Floor has a Gross Internal Area (GIA) of 82.29 sq m / 866 sq ft

**AMENITIES:** Mains water and electricity are believed to be connected to the subject property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

**TERMS & TENURE:** A new Full Repairing and Insuring lease is available for a term of 10 years at £15,500 per annum exclusive.

**BUSINESS RATES:** RV2010 - £8,300. RV2017 (Draft) - £10,250.

**ENERGY PERFORMANCE CERTIFICATE (EPC):** The property has an EPC rating of D "85"

**VAT:** All rents, prices and premiums are stated exclusive of VAT, which is payable on charges at the prevailing rate.

**USE CLASS:** The property is currently being used within the Class of B1/B8 of 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.

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

**VIEWING BY APPOINTMENT.** Please contact Oliver Billson - [oliver.billson@dayandbell.co.uk](mailto:oliver.billson@dayandbell.co.uk) 020 8445 3611. Please quote reference number 534/004/005.

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