



Tenure

Leasehold. Held from The Mayor & Commonalty & Citizens of the City of London for a term of 125 years from 1989 (thus having some 102 years unexpired) at a rent of £7,000 per annum which is reviewable every 5 years. The rent is based on 30% of the Full Rack Rental Value of the offices at the date of review.

Location

Holloway is a densely populated suburb of North London located between Islington, Archway and Camden. The area benefits from good road communications being served by the A1, A503 and A400 arterial roads. Furthermore the area benefits from good rail and underground connections with Caledonian Road, Kentish Town and Highbury & Islington stations close by and Kings Cross St Pancras within 1 mile.

The property is situated on the north side of Brewery Road within a gated development adjacent to Caledonian Park. Caledonian Road Underground (Piccadilly Line) Station and Caledonian Road and Barnsbury rail stations are within easy reach.

Occupiers close by include ETC Ltd, Keir Group, Islington Ambulance Service and British Transport Police.

Description

The property is arranged on ground and two upper floors to provide office accommodation within a secure courtyard location. There is on-site parking for 3 cars. The office accommodation provides carpeted floors, suspended ceilings, recessed category II lighting, central heating, perimeter trunking and double glazing.

The property provides the following accommodation and dimensions:

Ground Floor	64.0 sq m	(689 sq ft)
First Floor	69.4 sq m	(747 sq ft)
Second Floor	77.6 sq m	(835 sq ft)
Total	211 sq m	(2,271 sq ft)

NB. Property not inspected by Allsop. Areas provided by the Receivers.

Tenancy

The entire property is at present let to QUEENSLAND MULTI MEDIA ARTS CENTRE LTD for a term of 10 years from 19th September 2006 at a current rent of £19,500 per annum, exclusive of rates. The lease provides for rent reviews on the fifth year of the term and contains full repairing and insuring covenants. There is a mutual option to break in the seventh year upon 6 months' notice.

Tenant Information

Website Address: www.qmmac.org.uk.

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

London N7

Unit 4 Blenheim Court

Brewery Road

Holloway

N7 9NT

- **Long Leasehold Office Investment**
- Let to Queensland Multi Media Arts Centre Ltd
- Caledonian Road Underground Station is 600 metres away
- Three miles north of the City of London
- Busy North London suburb
- Rent Review 2011 outstanding
- Reversion 2016
- Current Gross Rent Reserved

£19,500 pa

- Current Net Rent Reserved

£12,500 pa

On the instructions of J Gershinson FRICS and Ania Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allsop

