



**LIGHT INDUSTRIAL/WAREHOUSE PREMISES**

**UNIT 2, ACORN PRODUCTION CENTRE,**  
**BLUNDELL STREET, LONDON N7 9BN**

**2,590 SQ. FT – 240 SQ. M**

**Location** The property is located within a well established industrial estate on Blundell Street.  
  
Blundell Street merges into Brandon Road close to the industrial estate. These roads connect Caledonian Road to the east and York Way to the west.  
  
King's Cross & St Pancras, Camden and Caledonian Road stations are all within a convenient distance. The property is located outside of the congestion charge zone.

**Description** The property would suit a variety of light industrial or warehouse occupiers.  
  
The property has brick/block work external walls with concrete floors and a pitched roof.  
  
The ground floor accommodation is open planned and contains male and female WC's. Additionally the property benefits from a mezzanine level.  
  
Loading is via a full height concertina loading door.

- Specification**
- Male & female W.C
  - Mezzanine
  - Heating
  - Office
  - Car parking on site
  - Alarm

<b>Accommodation</b>	<b>Floor</b>	<b>SQ. FT</b>	<b>SQ. M</b>
	Mezzanine	990	90
	Ground floor	1,600	148
		<b>2,590</b>	<b>240</b>

**Terms** A new FRI lease directly from the landlord.

**Rent** **£20,000 per annum, subject to contract.**

**Business Rates** TBC.

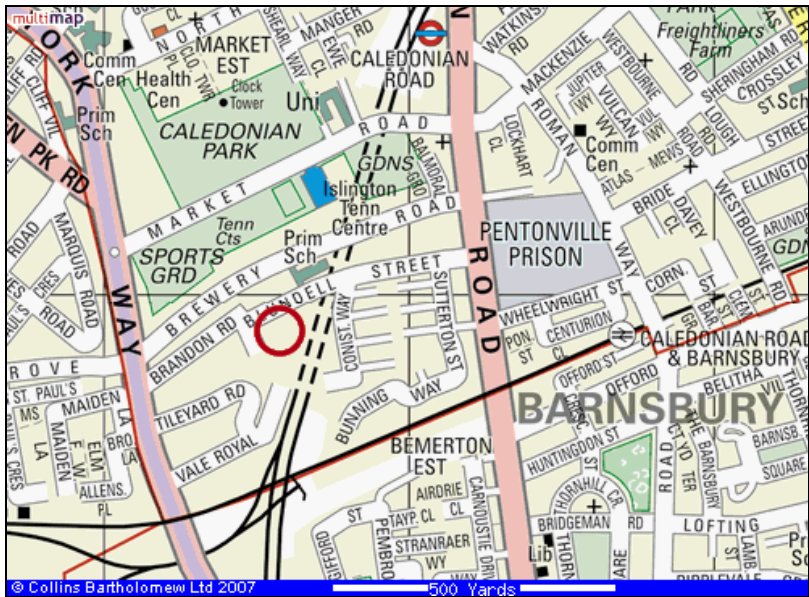
**Service Charge** TBC.

**Legal Costs** Each party to bear their own legal costs.

**Viewing** Through the landlord's joint sole agents:

<b>Fresson &amp; Tee</b>	David Shapiro 020 7391 7100 david.shapiro@fandt.com	George McCullough 020 7391 7100 gmccullough@fandt.com
--------------------------	---	---

<b>Salter Rex</b>	Metin Yildirim 020 7428 6801 MY@salter-rex.co.uk	<i>Note: A Partner of Salter Rex is a shareholder in the Freehold company.</i>
-------------------	--	--



## **Notice Under Property Misdescriptions Act 1991**

### **Fresson & Tee & Salter Rex give notice that:**

1. The information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser and neither the above agents nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise to their accuracy.
2. All floor areas and measurements are approximate.
3. These particulars do not form a part of any offer or contract.
4. The above agents nor any of its employees has any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties.
5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
6. The above agent has not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.