

Hermes Studios 1-5 Hermes Street London N1 9JD

FREEHOLD FOR SALE OR TO LET
SELF-CONTAINED BUILDING
LOCATED IN BETWEEN KINGS CROSS AND ANGEL
Office / Showroom / Retail / Healthcare – Use Class ‘E’
8,839 sq. ft / 821.16 sq. m



LOCATION:

Centrally situated mid-way between Angel and King's Cross Underground Stations, Hermes Studios is a bright, modern and flexible commercial building benefitting from a wide range of local amenities with numerous bars, cafes and restaurants. The area is well served by public transport with Angel (Northern line) and Kings Cross (Victoria, Hammersmith & City Lines) and main line stations are within easy walking distance and numerous bus routes operating close by.

DESCRIPTION:

Arranged over three floors, Hermes Studios provides a recently refurbished self-contained premises, suitable for a variety of uses from office, showroom, retail, healthcare or F1 Educational, subject to planning.



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AMENITIES:-

- Private courtyards
- Fully accessible Raised floors
- Automatic Passenger lift
- Ample WC's
- Totally self contained
- Fully air conditioned
- Level access

ACCOMMODATION:-

The building is arranged over lower ground, ground and first floors and provides the following net approximate floor areas:-

LEVEL	SIZE (sq. ft)	SIZE (sq. m)
1 st	3,120	289.85
Ground	2,505	232.72
Lower Ground	3,214	298.59
Total	8,839	821.16



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TENURE:-

Freehold or a new lease can be made available.

RENT:-

£440,000 per annum exclusive of business rates, service charge and VAT.

PRICE:-

Offers in the region of £5.75m, subject to contract for the benefit of the freehold interest of the commercial element. The freehold interest also includes 6 flats above which have each been sold off – further information upon request. This is a VAT elected building.

BUSINESS RATES:-

Rates Payable - £180,000 for the Y/E 31st March 2027. Interested parties are advised to make their own enquiries with the London Borough of Islington.

LEGAL COSTS:-

Each party is to be responsible for its own legal costs incurred.

Viewings by arrangement through sole agent, Noble Harris:

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