

**6 WEEK COMPLETION**



### SITUATION

Located at the junction with Lyon Street within this popular mixed commercial/residential area just a few hundred yards from Caledonian Road & Barnsbury Main Line Station and being less than 1 mile to the north of King's Cross Station.

### PROPERTY

A corner property comprising a variety of partitioned **Offices** planned on Ground, Basement and 3 Upper floors. In addition, the property includes both front and separate side access.

### ACCOMMODATION

#### Ground Floor

Net Internal Area                      Approx      819 sq ft  
plus WCs & Kitchen

#### Basement

Net Internal Area                      Approx      372 sq ft

#### First Floor

Net Internal Area                      Approx      492 sq ft plus WC

#### Second Floor

Net Internal Area                      Approx      341 sq ft

#### Third Floor

Net Internal Area                      Approx      23 sq ft

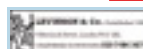
**Total Net Internal Area      Approx 2,047 sq ft**  
**(Total Gross Internal Area    Approx 2,531 sq ft)**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There may be potential to enlarge the third floor and convert the property to residential use or mixed commercial/residential use, subject to obtaining the necessary consents.**

**Note 2: The property is currently let, but the tenant is vacating on 25th December 2012.**



**JOINT AUCTIONEERS**  
Levinson & Co, 9 Bentinck Street, London W1U 2EL  
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**VENDOR'S SOLICITORS**  
Segens Blount Petre - Tel: 020 7332 2222  
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## Vacant Office Building

The Surveyors dealing with this property are  
**STEVEN GROSSMAN and JOHN BARNETT**

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts