

RHEIDOL  
MEWS

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ISLINGTON

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LONDON N1 8NU

ENTER

## SUMMARY

- Rare opportunity to acquire refurbished freehold mews business space in “shell” form in the heart of Islington
- Six Mews properties each from 1,076 sqft (100 sqm) to 2,637 sqft (245 sqm). Total GIA 9,395 sqft (873 sqm)
- To be sold individually or as a whole

Proposed CGI image for indicative purposes only





**RARE OPPORTUNITY** TO ACQUIRE REFURBISHED FREEHOLD  
MEWS OFFICES LOCATED IN ISLINGTON

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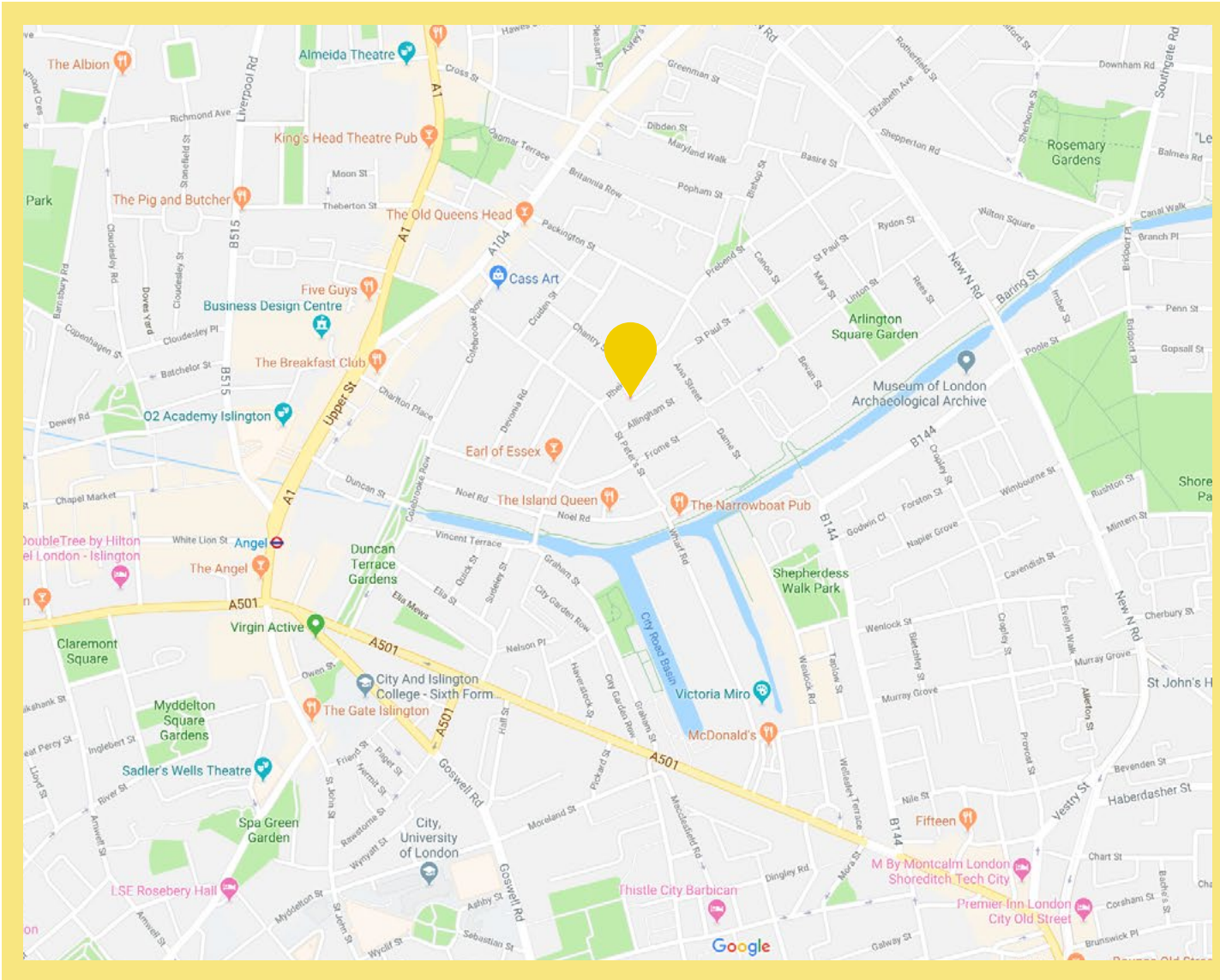
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# RARE OPPORTUNITY TO ACQUIRE REFURBISHED FREEHOLD MEWS OFFICES LOCATED IN ISLINGTON

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## LOCATION

The site is located within Rheidol Mews, a private gated mews accessed via Rheidol Terrace, close to its junction with St Peter's Street and Chantry Street. The properties come within the conservation area of Duncan Terrace/Colebrooke, in the London Borough of Islington. To the east, there is the recently redeveloped Canalside Square with the immediate surrounding area predominantly comprising residential flats and houses. The City of London Academy Islington lies to the north.

St John Street, Islington High Street, Camden Passage and Upper Street provide an extensive array of boutique and national retailers and restaurants. Shepherdess Walk Park, Duncan Terrace Gardens and Arlington Square Gardens provide open green space nearby.

Angel Underground Station (northern line) is located 0.5 miles to the west providing direct access to the City and the West End. Essex Road Station is located 0.5 miles to the north providing access to Moorgate and the City. Numerous bus services are nearby with the Eurostar rail link at King's Cross St Pancras and Euston mainline stations located to the west. There are excellent road connections with Islington High Street (A1) providing easy access to the M1 and M25 (Junction 2).

## DESCRIPTION

Rheidol Mews comprises 6 traditional style mews buildings in a cul-de-sac with a history of light industrial, workshop and office uses. Although the buildings are not listed, they make a positive contribution to the conservation area. The units will be fully renovated/refurbished to provide open plan modern business space which will be sold in a “shell” form ready for a purchasers own fitout.

### Each unit will have:

- Soil pipe for connecting to a WC
- Incoming water supply
- Incoming Electricity supply with some external and internal lights
- Fire alarm system
- High speed cabling for internet
- Provision for a phone line and connection
- New windows
- Staircases

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## SITE PLAN



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## ACCOMMODATION

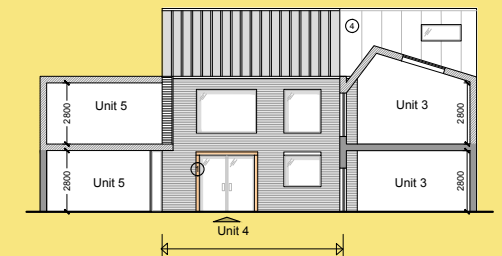
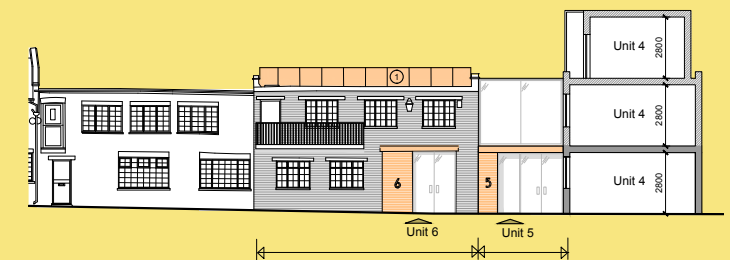
PROPOSED FLOOR AREAS - Floor areas are approximate

UNIT	GIA (sq m)	GIA (sq ft)
Unit 1	113 sq m	1,216 sq ft
Unit 2	181 sq m	1,948 sq ft
Unit 3	245 sq m	2,637 sq ft
Unit 4	122 sq m	1,313 sq ft
Unit 5	112 sq m	1,206 sq ft
Unit 6	100 sq m	1,076 sq ft
<b>TOTAL</b>	<b>873 sq m</b>	<b>9,396 sq m</b>

Elevation 1 Proposal



Elevation 2 Proposal

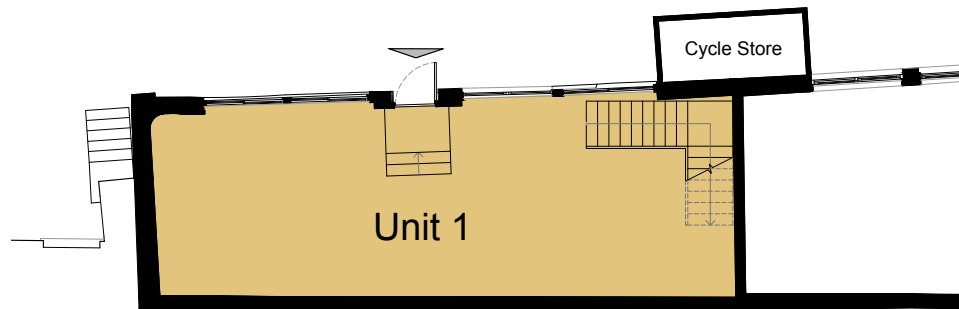


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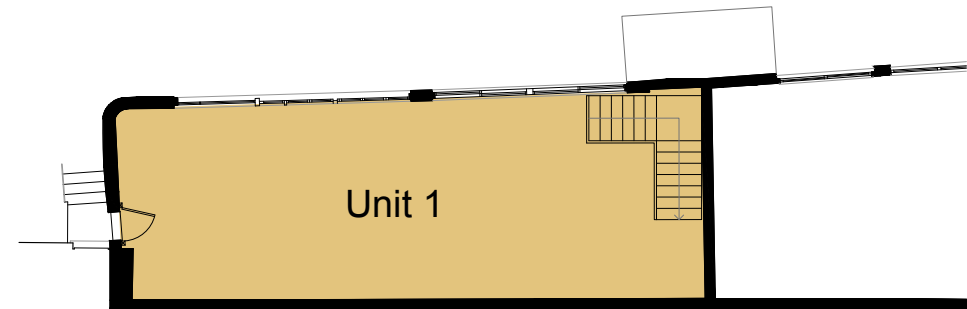
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## UNIT ONE - PROPOSED PLANS



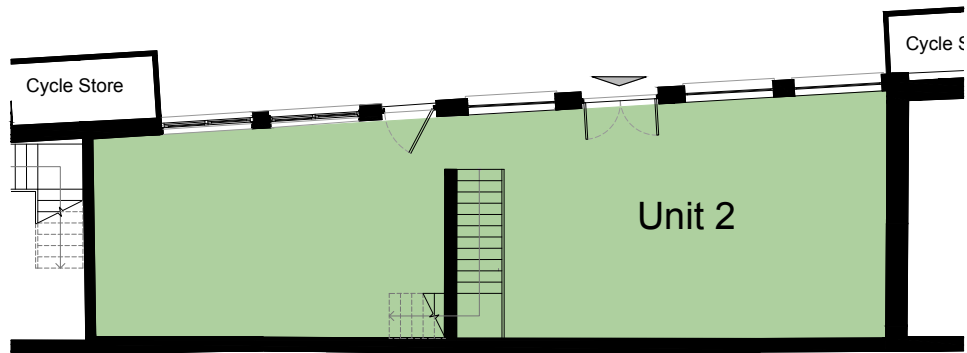
Ground Floor



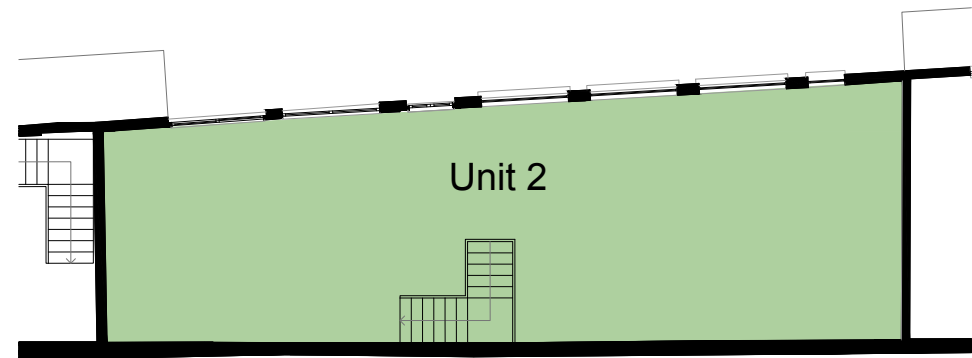
First Floor



## UNIT TWO - PROPOSED PLANS



Ground Floor



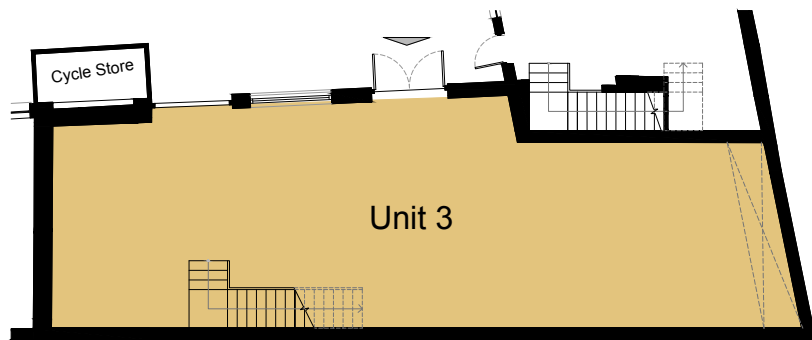
First Floor

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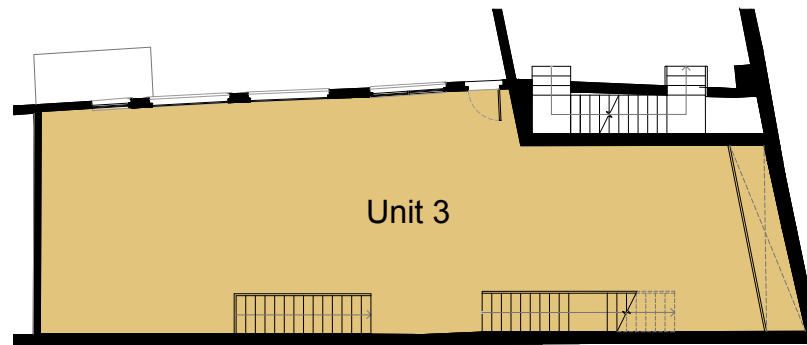
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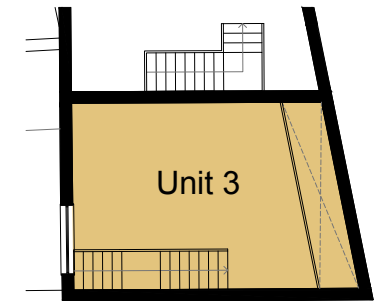
## UNIT THREE - PROPOSED PLANS



Ground Floor



First Floor



Second Floor

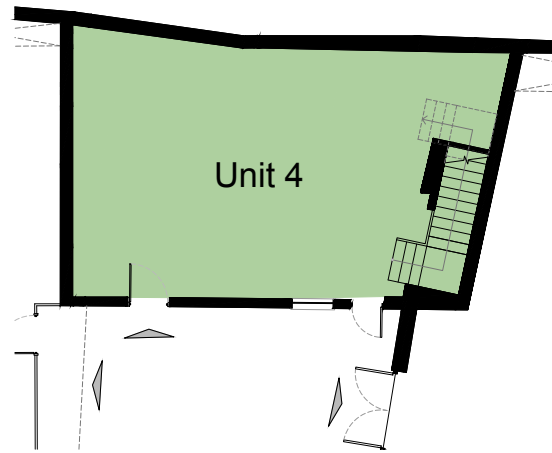


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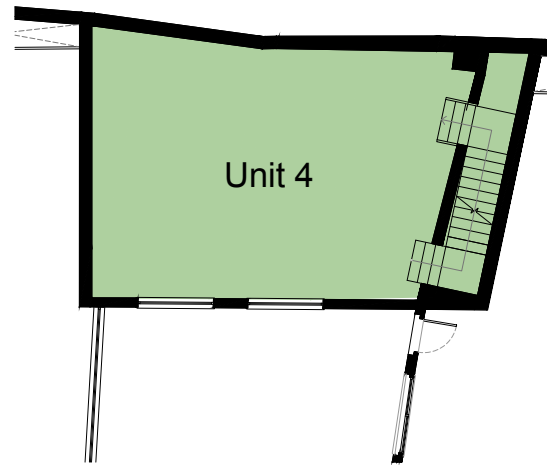
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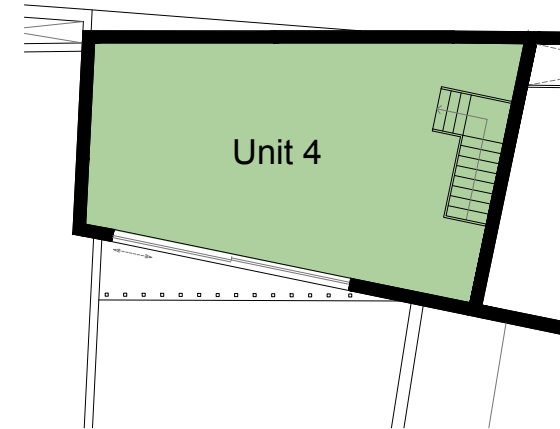
## UNIT FOUR - PROPOSED PLANS



Ground Floor



First Floor



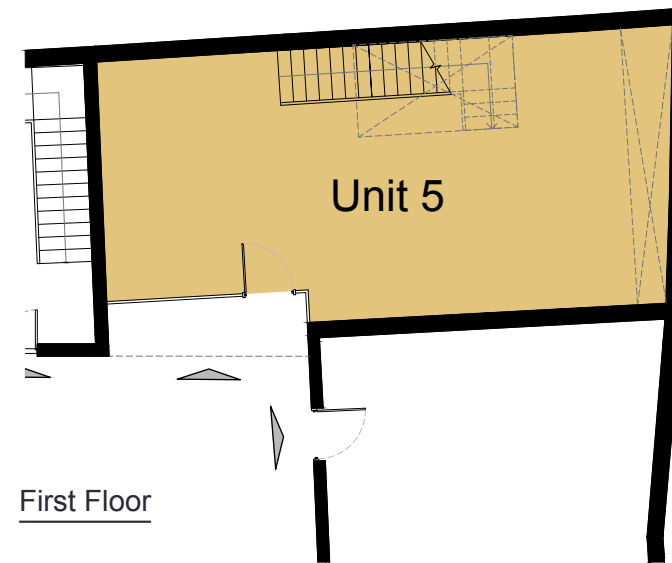
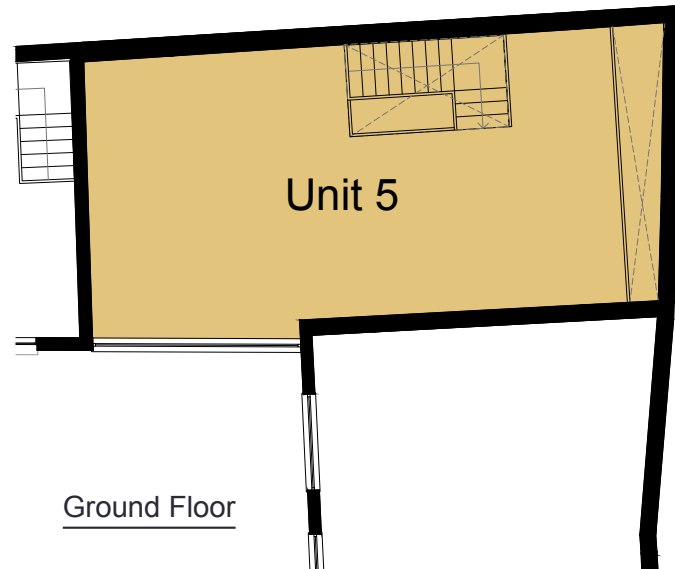
Second Floor

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## UNIT FIVE - PROPOSED PLANS



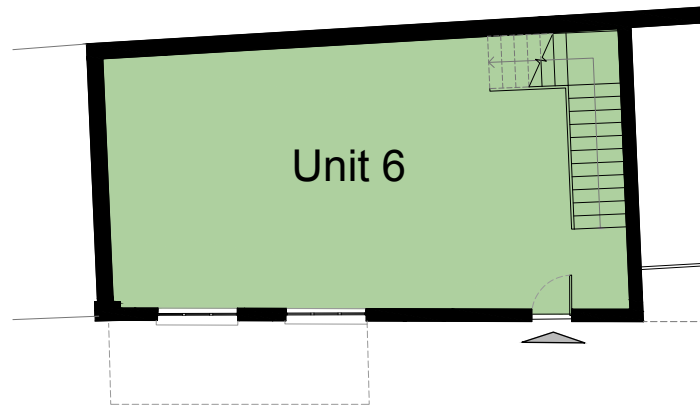


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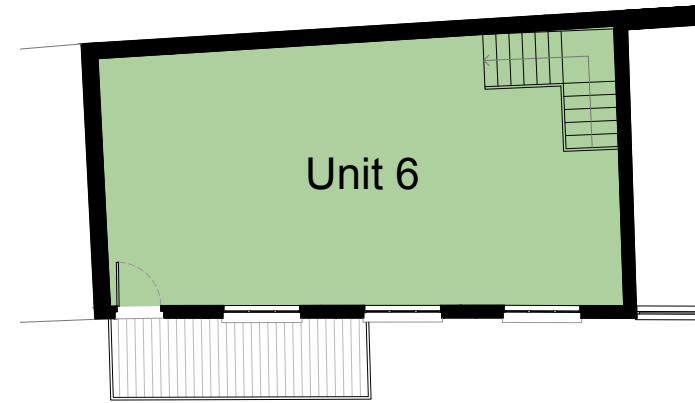
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## UNIT SIX - PROPOSED PLANS



Ground Floor



First Floor

## FURTHER INFORMATION

### EPC

New EPCs will be available on completion.

### VAT

VAT will not be payable on the purchase price.

### TENURE

Freehold offered with vacant possession (may let).

### TERMS

Each mews is available to be purchased freehold on a price per sqft of £800 on GIA basis.

Unit 1	£972,800
Unit 2	£1,558,400
Unit 3	£2,109,600
Unit 4	£1,050,400
Unit 5	£964,000
Unit 6	£860,800
<b>TOTAL</b>	<b>£7,471,000</b>

Our client will consider individual fit out with a prospective purchaser on terms to be agreed.





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## METHOD OF SALE

Private Treaty. The units are in the process of being refurbished to a shell form and will be ready for fit out in Q3 2023.

## CONTACT

For further information, or to arrange a viewing, please contact the sole agent below:



**THORNBURY**  
REAL ESTATE

**David Green**

07540 501 589

david@thornburyrealestate.co.uk



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