



**TO LET**

**Suite 6, Islington House,  
313 - 314 Upper Street,  
London, N1 2XQ**

**1,510 sq ft**

**Office space located in a  
prime Angel, Islington  
location**



**VIDEO TOUR**

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## Description

A 1,510 sq ft unit in a commercial building, situated on the corner of Upper Street and Gaskin Street, this character, end of terrace building is arranged over five floors, providing a mix of retail and office accommodation.

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## Location

Located in the heart of Angel, Islington, it is within easy walking distance of both Angel and Essex Road Stations, benefitting also from numerous bus routes. The area is well served by numerous cafes, bars and restaurants including Cote Brasserie, Five Guys and Meat Liquor. There are also two green areas being the grounds around St Marys Church and Islington Green, ideal for a lunch break in those good weather days.

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## Key points

- Suite 6 - 1,510 sq.ft
- Good natural light
- Open-plan layout
- Good floor-to-ceiling heights
- Prime Angel, Islington position
- Close to transport links
- Well-presented







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## Accommodation

Name	Building Type	Size	Tenure	Rent	Availability
2nd - Suite 6	Office	1,510 sq ft	To Let	£30 /sq ft	Available

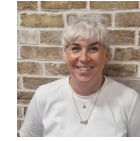
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## Rents, Rates & Charges

Lease	New Lease
Rent	£30 per sq ft
Rates	£12.51 per sq ft
Service Charge	£4.05 per sq ft
VAT	To be confirmed
EPC	C (69)

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## Viewing & Further Information



**Lucy Stephens**  
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## Joint Agents

**Jon Morell (Strettons)**  
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