

### **TO LET**

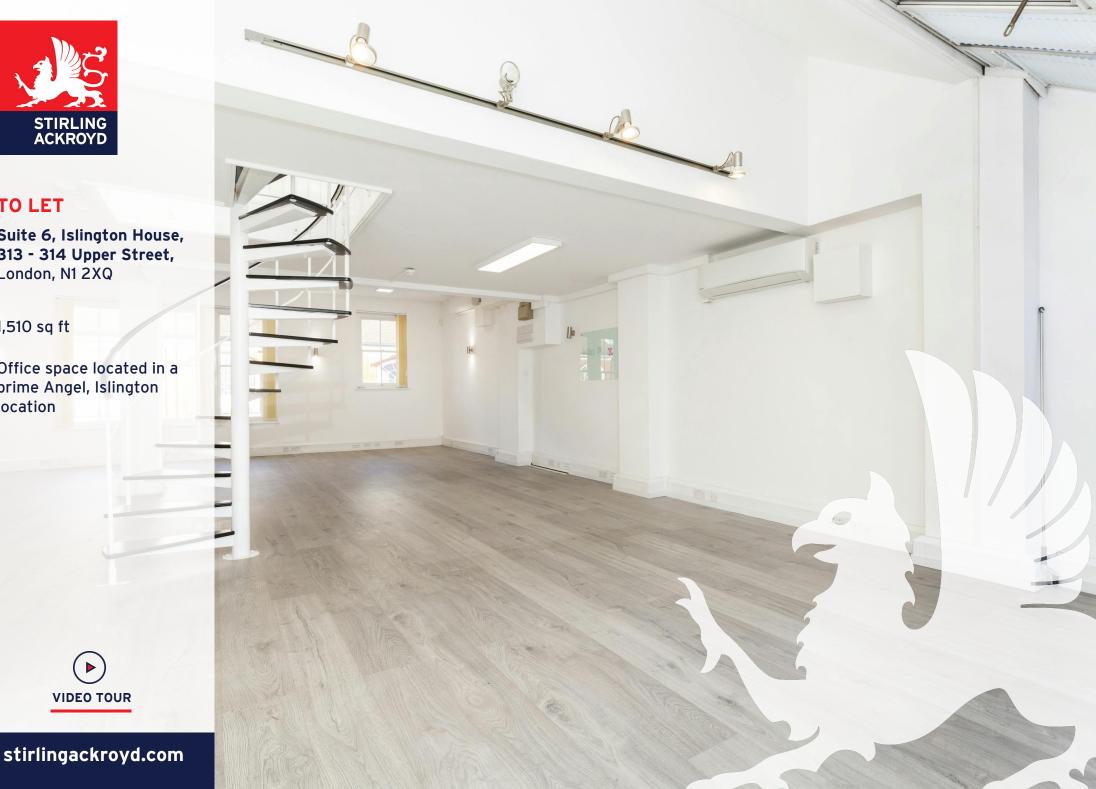
Suite 6, Islington House, 313 - 314 Upper Street, London, N1 2XQ

1,510 sq ft

Office space located in a prime Angel, Islington location

 $(\mathbf{b})$ 

**VIDEO TOUR** 



### 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.

## 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.

# Key points

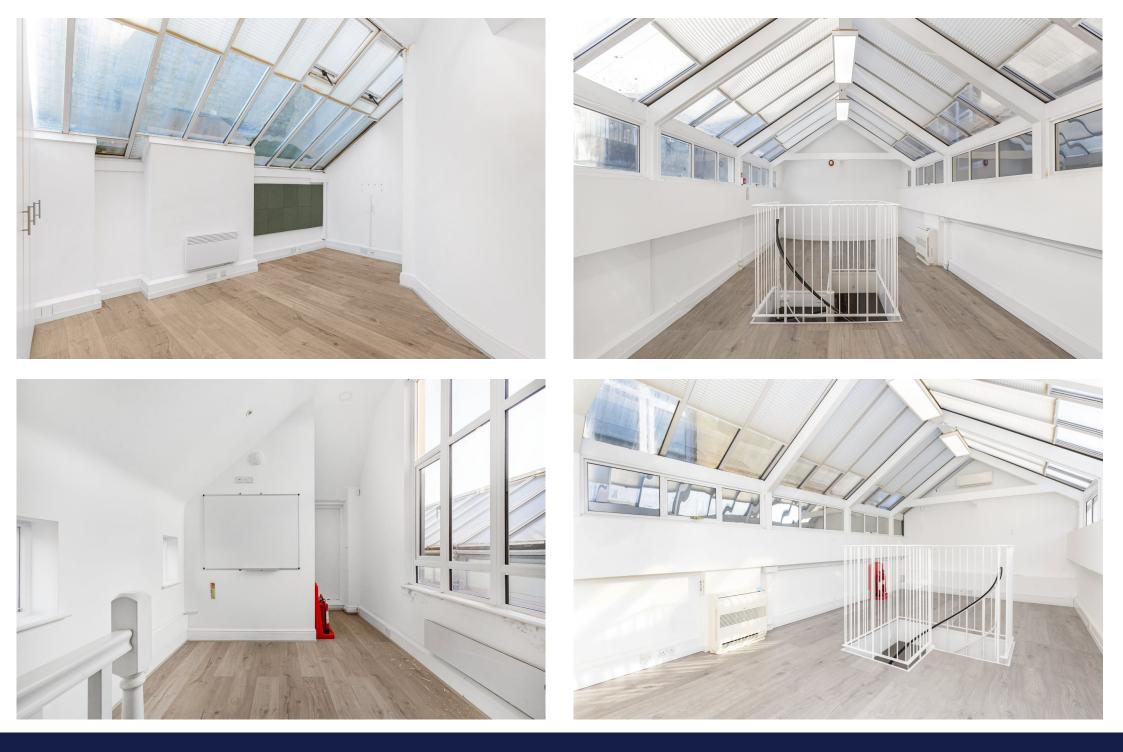
- Suite 6 1,510 sq.ft
- Good natural light
- Open-plan layout
- Good floor-to-ceiling heights

- Prime Angel, Islington position
- Close to transport links
- Well-presented





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#### Accommodation

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

## 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)           |

## Viewing & Further Information



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Theo Beckford 0203 911 3666 07584253887 Tbeckford@stirlingackroyd.com

### **Joint Agents**

Jon Morell (Strettons) 07957 454 987 | 020 7012 0061 Luke Marioni (Deleted) (Strettons) 0781 165 1752 | 020 7375 1801

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