



**STIRLING
ACKROYD**

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

stirlingackroyd.com



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





Accommodation

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

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 02/12/2024