



STIRLING  
ACKROYD

## TO LET

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

602 sq ft

Office space located in a  
prime Angel, Islington  
location



VIDEO TOUR

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## Description

Bright office space in a characterful terrace 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. The units have been refurbished to a high standard with brand new kitchens and demised WCs

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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

- 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	Under Offer
Unit - 3rd - Suite 8	Office	602 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



**Harry Mann**  
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**Theo Beckford**  
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## Joint Agents

**Jon Morell (Strettons)**  
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