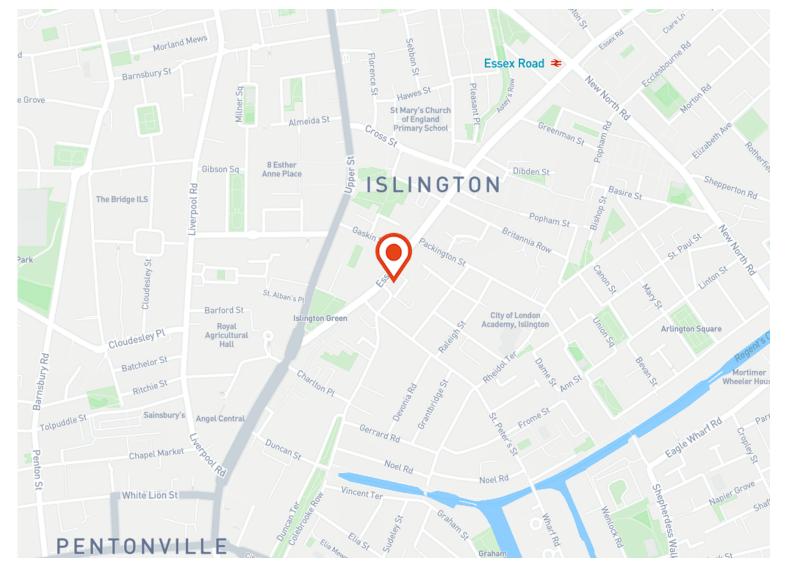


Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft²



Location

The building is brilliantly located on Essex Road and only moments away from Angel Station and Islington Green. The Angel district is renowned for its exciting streetscape, where Islington High Street is home to a plethora of bars, restaurants, cafés and retailers.

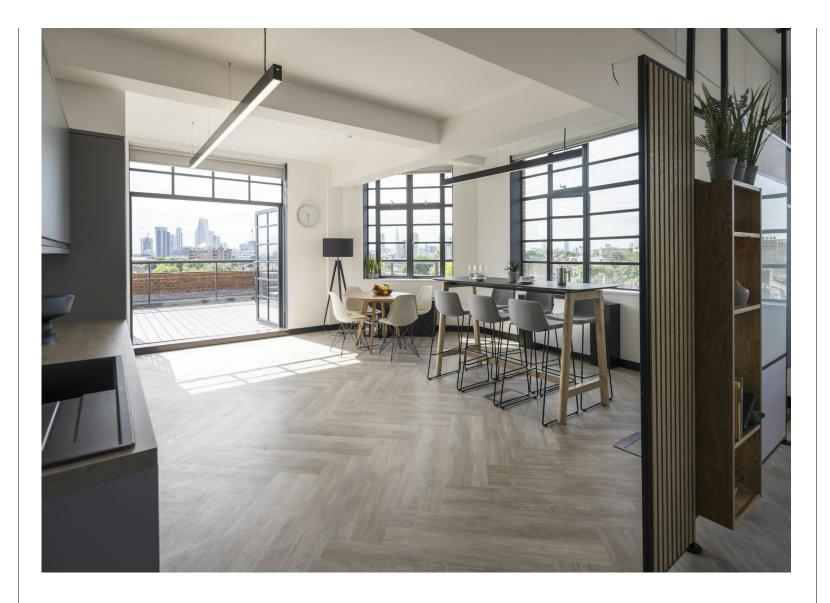
Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces



Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

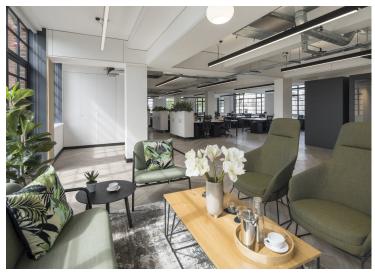


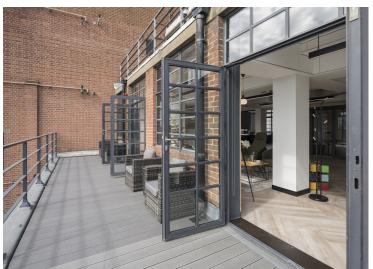
Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces









Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

















Angel

Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft²

Amenities

- Brand newly refurbished and fitted space
- 2x Demised large roof terraces
- **–** 30 Workstations
- 1x 8 Person Meeting Room
- **–** Zoom & Phone booths
- Superb natural light from 3 elevations
- **–** Generous floor to ceiling height
- New fully accessible metal tile raised access flooring
- Modern suspended lighting
- Air-conditioning
- Kitchenette
- **-** WC & shower facilities
- Directly opposite Islington Green
- **–** Commissionaire
- Secure bike storage and lockers
- **–** 24 Hour Access
- Passenger lift

Description

The property is a former 1930's factory, which has since been converted into high quality office accommodation. Upon entering the building, one is greeted with an impressive reception providing a hat tip to its former industrial heritage with an exposed cast iron column, large warehousestyle entrance door and themes of exposed concrete throughout the communal areas.

The available office accommodation is location on 4th floor and has been refurbished to provide a fully fitted office floor with two demised roof terraces. Original factory style windows spanning three elevations along with a generous floor to ceiling height provide an abundance of natural daylight and volume throughout.

Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft²

Content

View on Website



Terms

New full repairing & insuring lease available for a term by arrangement direct from the freeholder

Developer

Private

Local Authority

The London Borough of Islington

VAT

The property is elected for VAT

Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft²

Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year
4th	3,128	£57.50	£15.96	£10.24	£83.70	£21,817.80	£261,813.60
1st	4,132	£52.50	£16.50	£10.24	£79.24	£27,284.97	£327,419.68

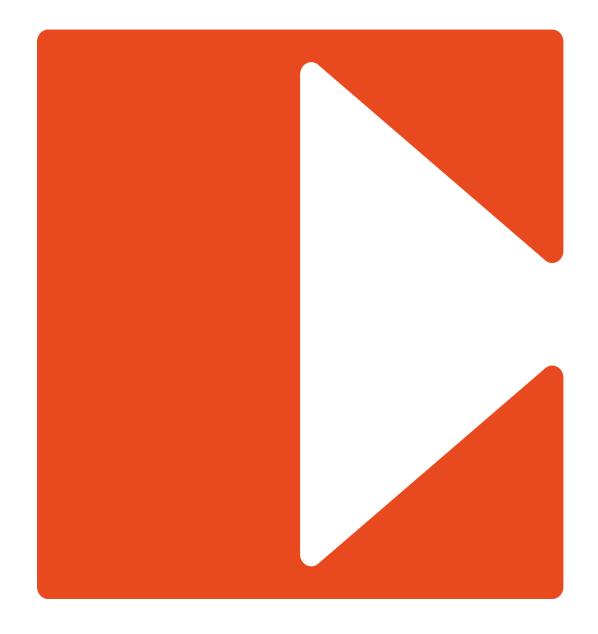
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
jp@compton.london
07814 699 096

Andy Gilbert ag@compton.london 07833993714

Elliott Stern es@compton.london 07834 918700



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 19/08/2024