

Compton

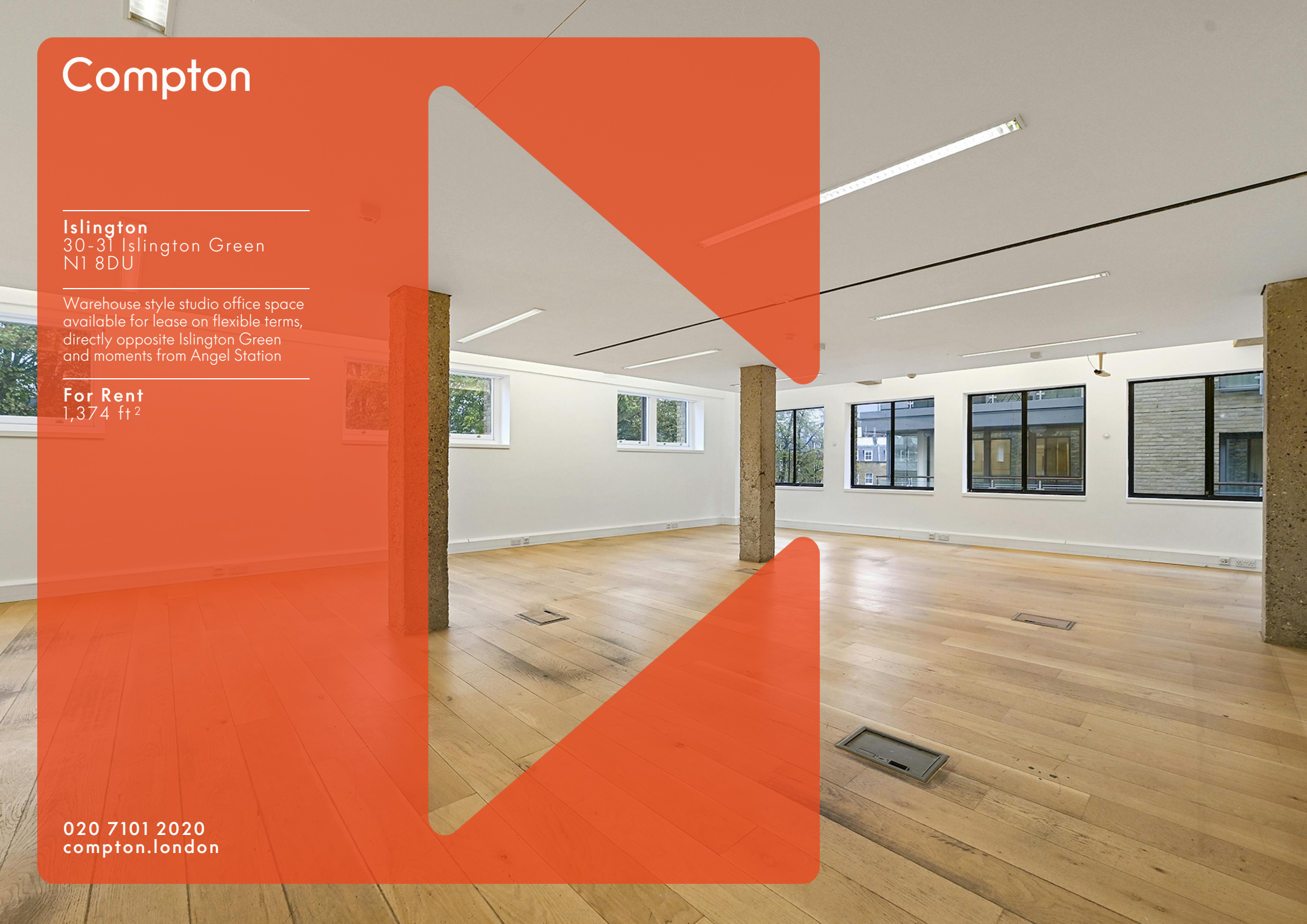
Islington

30-31 Islington Green
N1 8DU

Warehouse style studio office space
available for lease on flexible terms,
directly opposite Islington Green
and moments from Angel Station

For Rent
1,374 ft²

020 7101 2020
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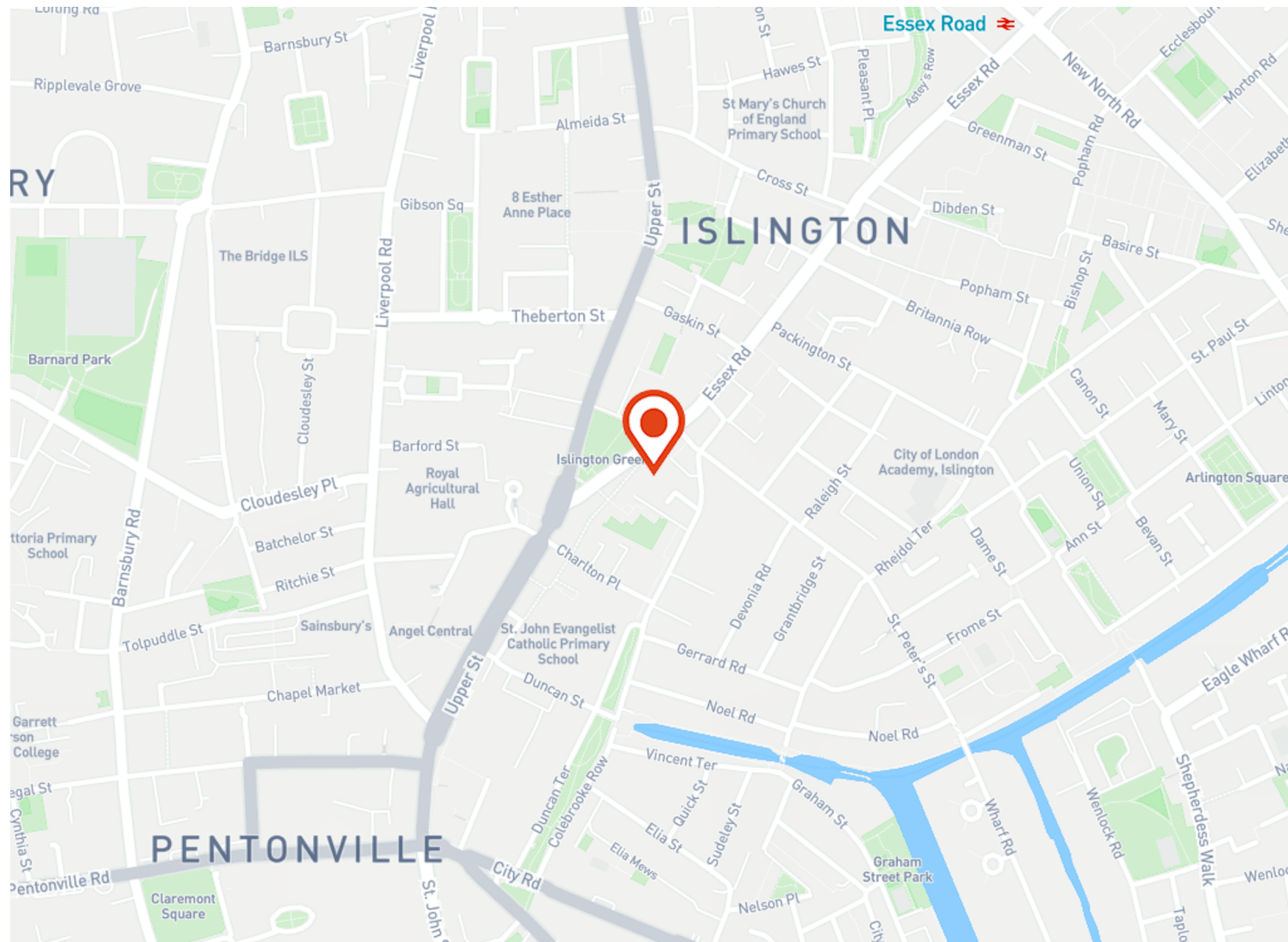
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Location

Situated in the vibrant heart of Islington, 30-31 Islington Green offers a fantastic location with a blend of urban convenience and local charm. Positioned on Islington Green, this property enjoys excellent proximity to the lively retail, dining, and cultural amenities of Upper Street. The area is known for its bustling atmosphere, with cafes, restaurants, and boutique shops just steps away, making it an attractive spot for both work and leisure.

Transport connections are highly accessible, with Angel Underground Station (Northern Line) just a short walk away and numerous bus routes serving the area, providing easy access to Central London and beyond. A perfect location for businesses looking to immerse themselves in one of North London's most desirable and dynamic areas.

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Exterior

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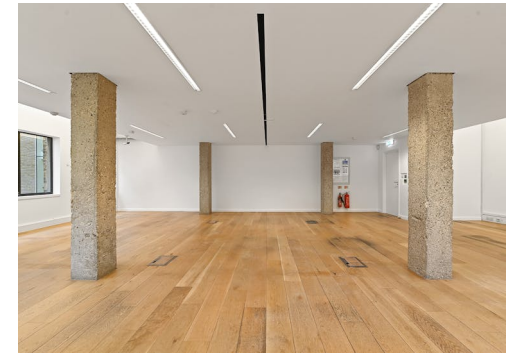
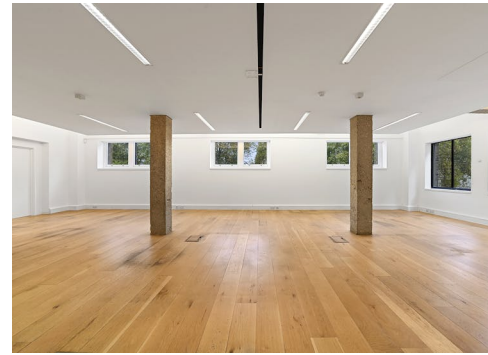
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Amenities

- Characterful converted Victorian warehouse
- Industrial style studio office space
- Good natural light
- Open plan space
- Wood flooring
- Good floor to ceiling height
- Exposed concrete down stand beams and floor columns
- Perimeter trunking
- Ceiling lighting
- Passenger lift
- Shower facilities
- Short walk to Angel station
- Flexible lease terms

Description

This stunning open-plan studio on the 2nd floor of an impressive Victorian warehouse is now available for lease. The space boasts ample natural light and generous floor-to-ceiling heights, offering a bright and airy environment perfect for creative or office use. The studio showcases original architectural features, including exposed concrete beams and columns, adding to its unique industrial charm.

The building is equipped with modern conveniences such as a passenger lift and shower facilities, ensuring comfort and accessibility. Ideal for businesses seeking a blend of historic character and contemporary functionality.

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Content

Watch the film



View on Website



Viewings

Viewings strictly via Compton or our joint agents KBW

Developer

Private

Tenure

Leasehold

Lease Term

Available on a sublease from Reiss

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

Compton

Islington

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Floor Areas & Outgoings

The accommodation comprises of the following:

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Availability |
|------|-------|--------------|-----------------------|------------------------|-------------|------------|--------------|
| 2nd | 1,374 | £42.50 | £14.25 | £10.51 | £7,701.27 | £92,415.24 | Under Offer |

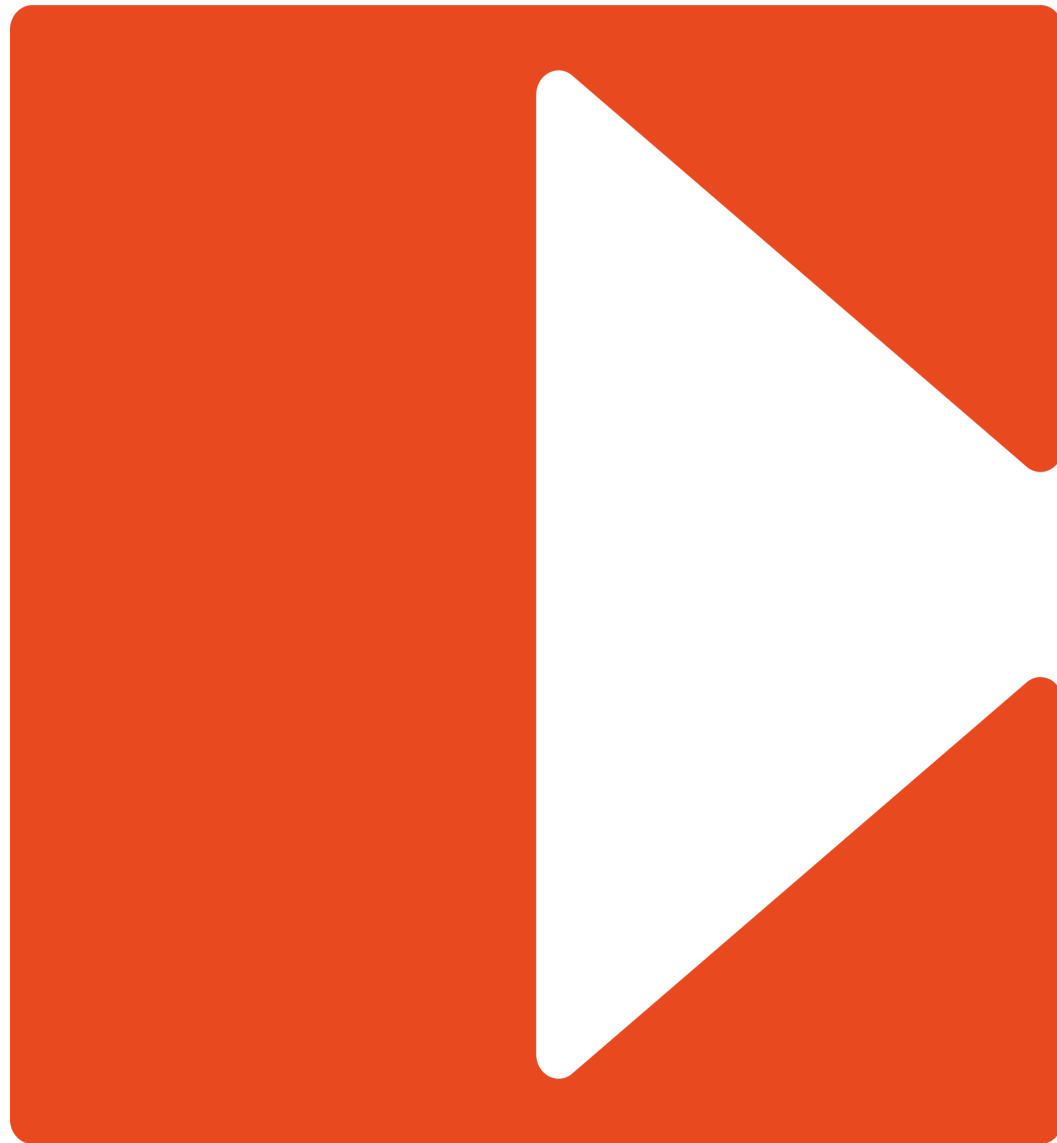
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Contact Us

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

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