

Compton

Angel

29 - 31 Wakley Street
EC1V 7LT

Fully fitted, self-contained office
studio available for lease moments
from Angel station.

For Rent
959 ft²

020 7101 2020
compton.london



Compton

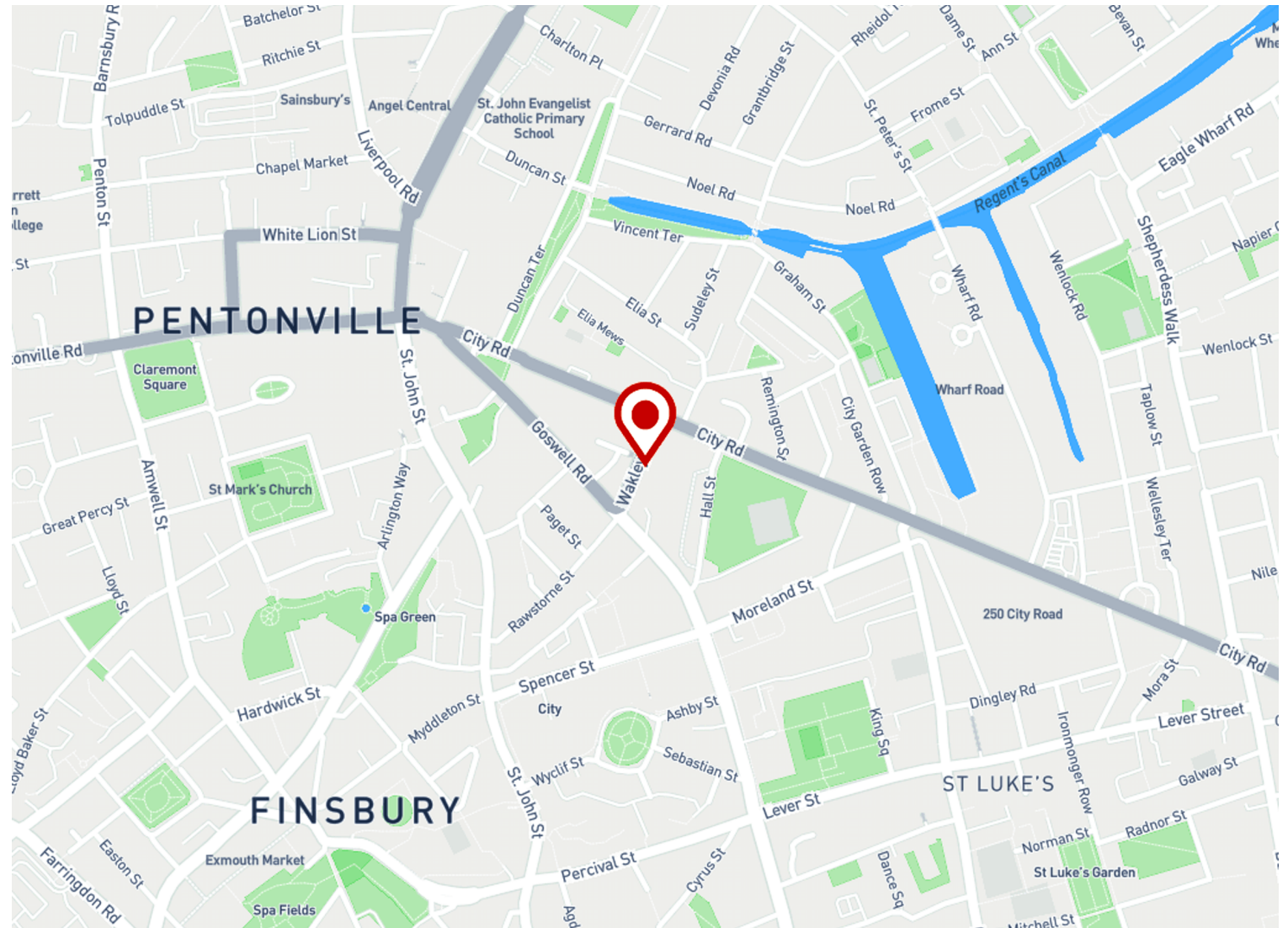
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Location

The immediate vicinity provides a diverse mix of bars, shops and restaurants which make Angel one of Central London's most exciting locations to live, work and socialise. Local amenities include Sadler's Wells Theatre, O2 Academy Islington, Almeida Theatre, Screen On The Green, Islington Central, Camden Passage retail as well as Islington Business Design Centre. City Road to the east of the site provides a principal arterial route towards the City of London via Old Street roundabout. Farringdon and King's Cross are also directly accessed via St John Street and Pentonville Road to the immediate south.

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Office

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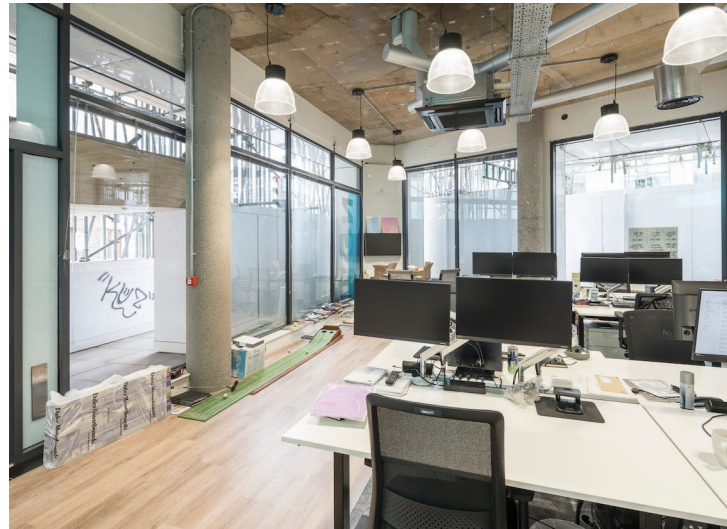
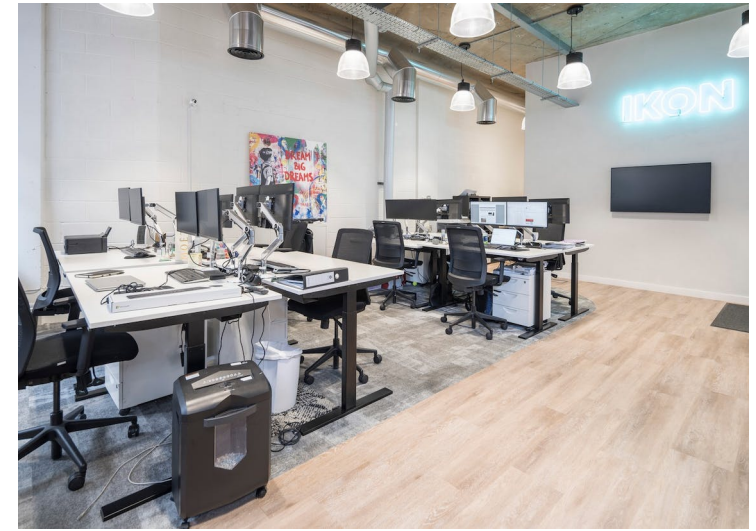
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Amenities

- Fully fitted self-contained office studio
- Fully accessible metal tile raised floor
- Superb natural daylight with windows spanning two elevations
- Excellent floor to ceiling height
- Modern suspended pendant lighting
- Air conditioning
- Kitchenette in situ
- Demised WC facilities
- 24-hour access

Description

Fully fitted self-contained Ground Floor office studio available for lease moments from Angel station. The space benefits from full height glazing which provides excellent natural light as well as a fantastic branding opportunity.

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Content

[View on Website](#)



Viewings

All appointments to view must be arranged via sole agents.

Terms

A new full repairing and insuring lease direct from the Landlord.

Local Authority

London borough of Islington.

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.

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total year	Availability
Ground	959	£45 per sq ft	£16.09 /sq ft	£1 /sq ft	£59,544.31	Under Offer

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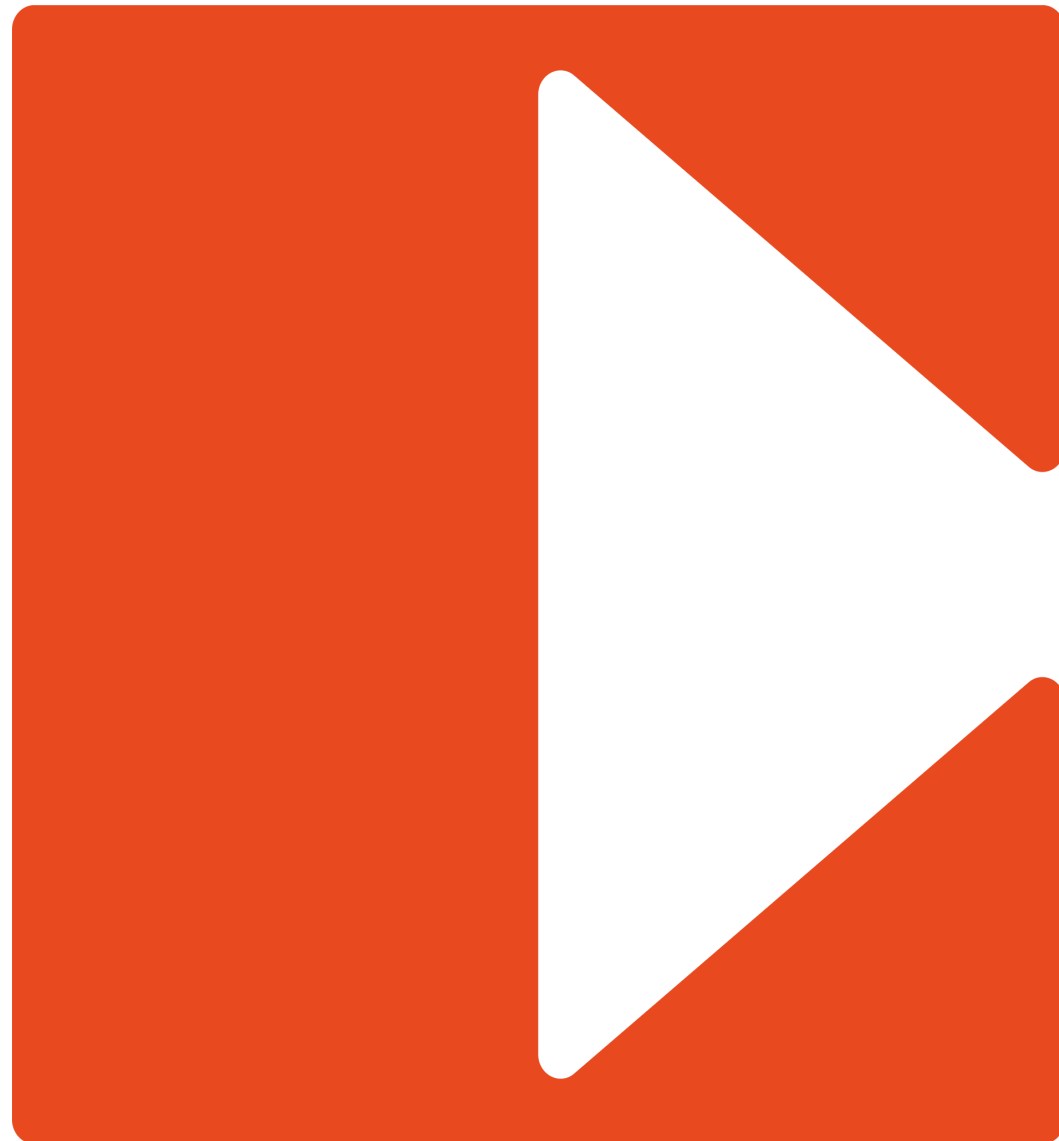
Contact Us

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

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Generated on 17/10/2023