

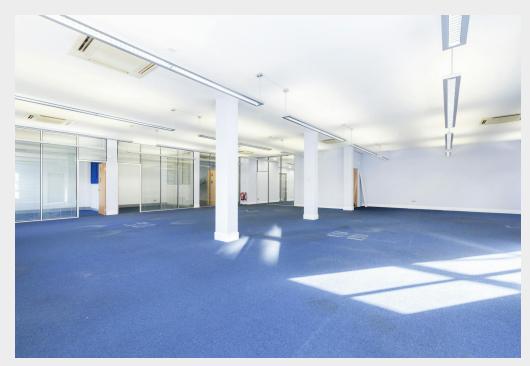
Centrally located E
Class ground floor
office opportunity
close to Angel
underground station







- Air conditioning
- DDA compliant
- Kitchen
- Meeting rooms and coms room
- Storage
- Good natural light
- Underfloor wiring
- E Class use





## **Description**

A ground floor unit within a 3-storey commercial building on the corner of Elliotts Place, Colebrook Place and Colebrook Row. It has its own entrance from Elliotts Place and is DDA compliant. The unit has separate meeting rooms and open plan space and would be suitable for many different uses.

## Location

The unit is located on Elliott's Place, just behind Essex Road – in turn very close to Islington Green in the heart of Angel and is within close proximity to Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line & London Overground). Numerous bus routes serve the area.



## **Accommodation / Availability**

Unit	Sq ft	Sqm	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,380	221.11	£24.50	£12.91	£3.50	Available

**Tenure** 

New Lease

**EPC** 

C

**VAT** 

Applicable

Configuration

Not Fitted

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## **Further Information**

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