

Third & Fourth Floors, Unit 6, Aztec Row, 1 Berners Row, Islington, London, N1 9PW

TO LET

Class E Retail / Leisure / Office

1,020 to 2,040 sq ft / 94.8 to 189.5 sq
m

£25 per sq ft

E Class Office Within A Purpose- Built Modern Office Development In A Fantastic Location



- Good Natural Light
- Passenger Lift
- Gas Central Heating
- Perimeter Trunking
- Newly Refurbished
- Central Islington Location

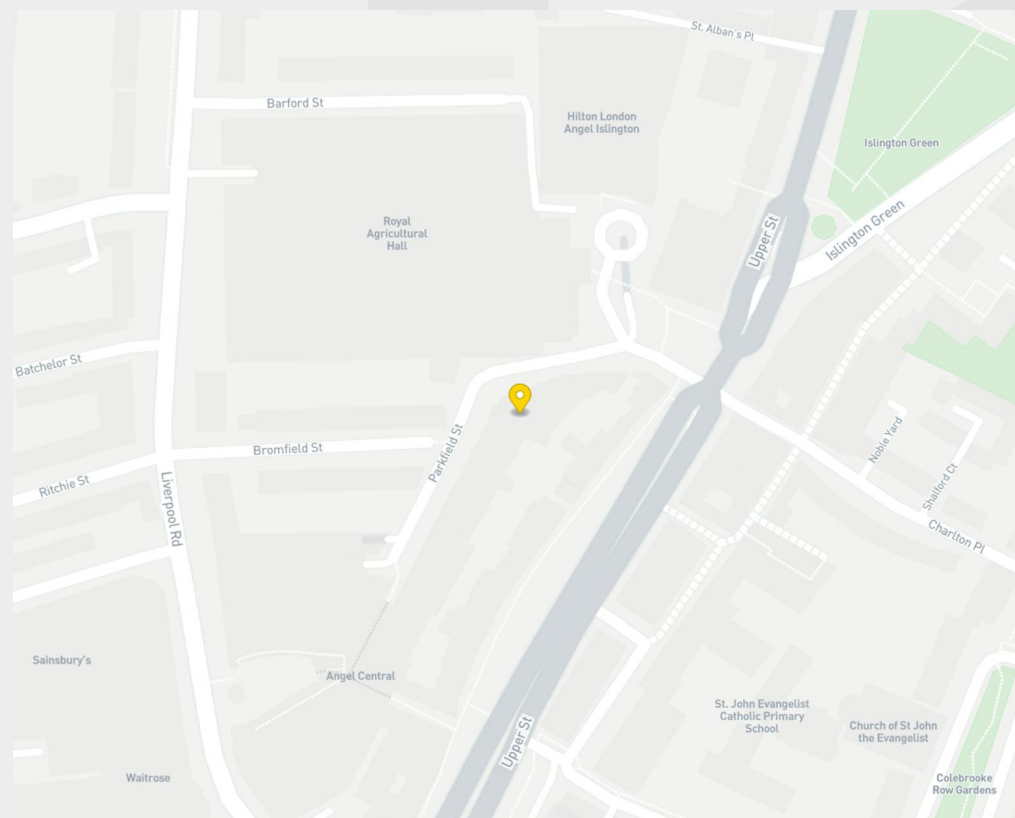


Description

Comprises the third and fourth floor of a terraced building within a purpose built modern office development. The available space is self contained and open plan with a demised WC and kitchen area. The office has been refurbished with complete redecoration and new carpeting.

Location

The building is situated immediately adjacent to the Business Design Centre, located in the heart of the vibrant Upper Street in central Islington. Angel Underground Station is approximately 3 minutes walk.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
3rd	Office	1,020	94.76	£25	£11.65	£6.75	Available
4th	Office	1,020	94.76	£25	£11.65	£6.75	Available

Tenure

New Lease

EPC

D

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

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