



TO LET

**201-202 Upper Street,
London, N1 1RQ**

300 sq ft

**Top floor office - perfect
for small businesses**



Description

Comprising a top floor open plan office in a mixed use multi-let building in the heart of Angel. With a large number of windows, air conditioning and a demised WC within the space, this studio would suit a range of occupiers who are looking for a well located commercial space with a practical layout and excellent natural light.

Situated on the top floor and accessed via the main building fronting Upper Street, the space has great views of the Islington skyline.

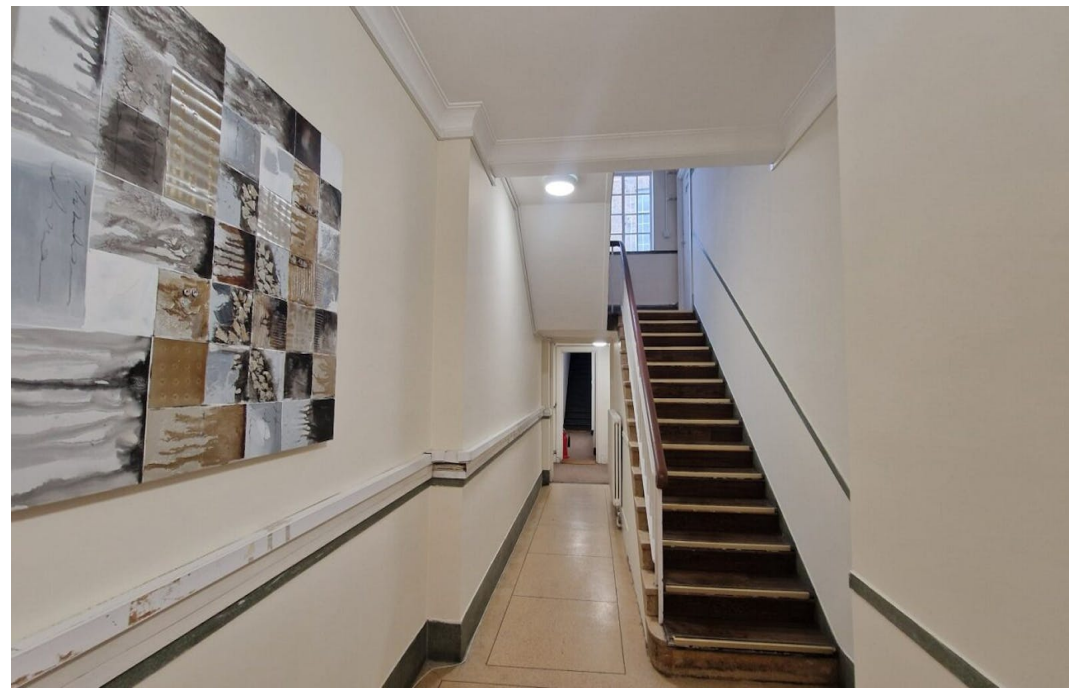
Location

Located on Upper Street very close to the junction with Canonbury Lane and Islington Park Street and a short walk to Highbury & Islington Train Station. The immediate area is surrounded with cafes, restaurants, shops and bars, as well as an abundance of green spaces and excellent transport links.

Key points

- Total space - 322 square feet
- Open plan office with air conditioning
- Crittal windows overlooking Islington
- Top floor space suitable for a variety of occupiers
- Private WC
- Carpeted flooring
- Short walk to Highbury & Islington Train Station
- Close to Islington Town Hall





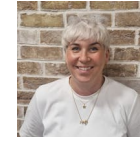
Accommodation

Name	sq ft	sq m	Availability
3rd	322	29.91	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£10,000.00 per annum
Rates	May qualify for small business relief
Service Charge	£1,550 per annum
VAT	On application
EPC	D

Viewing & Further Information



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