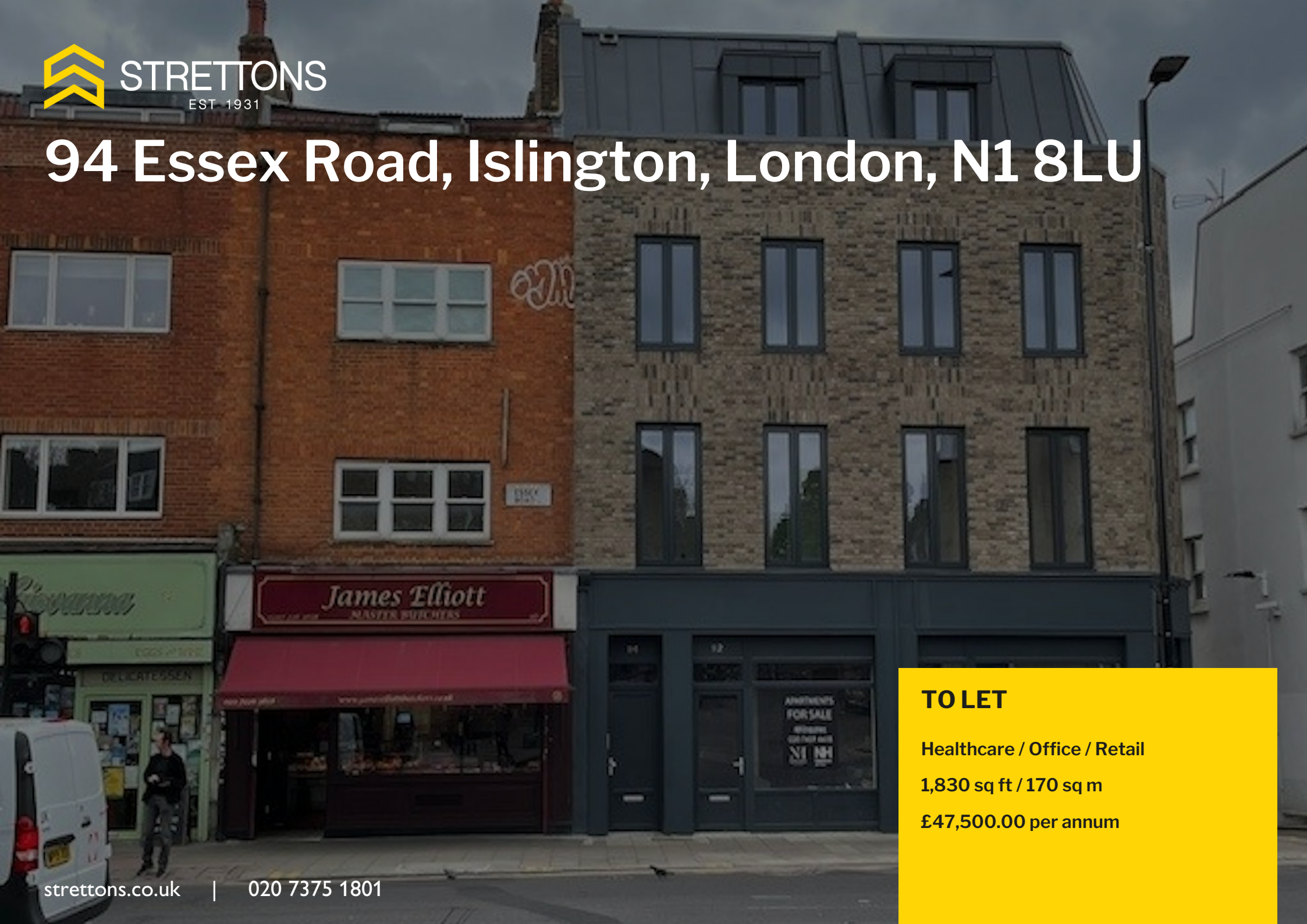


94 Essex Road, Islington, London, N1 8LU



TO LET

Healthcare / Office / Retail

1,830 sq ft / 170 sq m

£47,500.00 per annum

Prominent Islington E Class retail/medical/office corner unit to let



- Glazed double fronted with 2 entrances
- Finished as a "white box" ready for tenant fit-out
- Corner location with return frontage
- No restaurant or hot food outlets
- WC and kitchen in the basement



Description

Forms part of a high-quality brand new development offering a very well presented double fronted unit with a wide prominent frontage with two doorways. The premises are arranged over lower ground and ground floors. Both floors have high ceilings throughout allowing the lower ground to be a tradable space as well.

Location

Located on a prominent position on a corner site on Essex Road opposite to Cross Street. Essex Road has become a popular alternative for shoppers, diners and evening entertainment with much of the road having been redeveloped and modernized. Local occupiers include Steve Hatts (fishmongers), Elliotts (butchers) Alpaca Pub, La Giovanna (deli), Kobkan (spa), and South Library. Essex Road is a very busy vehicular route, numerous buses serve the area. Angel Underground Station and Essex Road Overground stations are both nearby.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent | Service charge | Availability |
|--------------|-------|------|----------------|----------------|--------------|
| Ground | 700 | 65 | - | On Application | Available |
| Lower Ground | 1,130 | 105 | - | On Application | Available |
| Unit | 1,830 | 170 | £47,500 /annum | On Application | Available |

Tenure

New Lease

EPC

A

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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