

# 79 & 81-83 ESSEX ROAD

ISLINGTON, LONDON N1

VACANT FREEHOLD OFFICE REDEVELOPMENT OPPORTUNITY FOR SALE  
OFFICE REPOSITIONING POTENTIAL (STPP)

RIB

ROBERT IRVING BURNS

## EXECUTIVE SUMMARY

- Office refurbishment opportunity, offered with full vacant possession.
- Strategically placed just 2 miles from London's West End (Zone 2).
- Two attractive adjoining period properties, arranged over lower ground, ground and two upper floors.
- The property is Grade II listed.
- The property benefits from two parking spaces (held under a separate agreement) to the rear and a private roof terrace.
- 7,332.24 sqft / 681.19 sqm NIA.
- Offers are invited for the freehold interest.



79 & 81-83 ESSEX ROAD

# LOCATION

The property is located on Essex Road, in the London Borough of Islington, one of London's most vibrant and affluent suburbs, approximately 2 miles north of Central London.

The subject property is prominently situated in the heart of Islington on Essex Road at its junction with Dagmar Terrace.


The immediate vicinity is renowned for its popular retail and leisure destinations including: Waitrose, M&S, Reiss, Five Guys, Jolene bakery, The Screen on the Green, Everyman Cinema, Flight Club, the Angel O2 Academy and the Old Queens Head.


Islington is well served by public transport with underground stations Angel (Northern Line) and Highbury and Islington (Victoria Line & Overground), both walking distance from the property. Essex Road station (National Rail) is also a short distance away and Kings Cross station is 1.3 miles south-west of the property. The area is additionally well served by local bus routes, which run across Essex Road.


Road communications are excellent with the A1 (Upper Street and Holloway Road) and the A501 (Pentonville Road, Euston Road and City Road) providing access to both the City and the West End.







Traveling times from 79 & 81-83 Essex Road to:

 Essex Road  
6 minutes

 Angel  
7 minutes

 Canonbury  
13 minutes

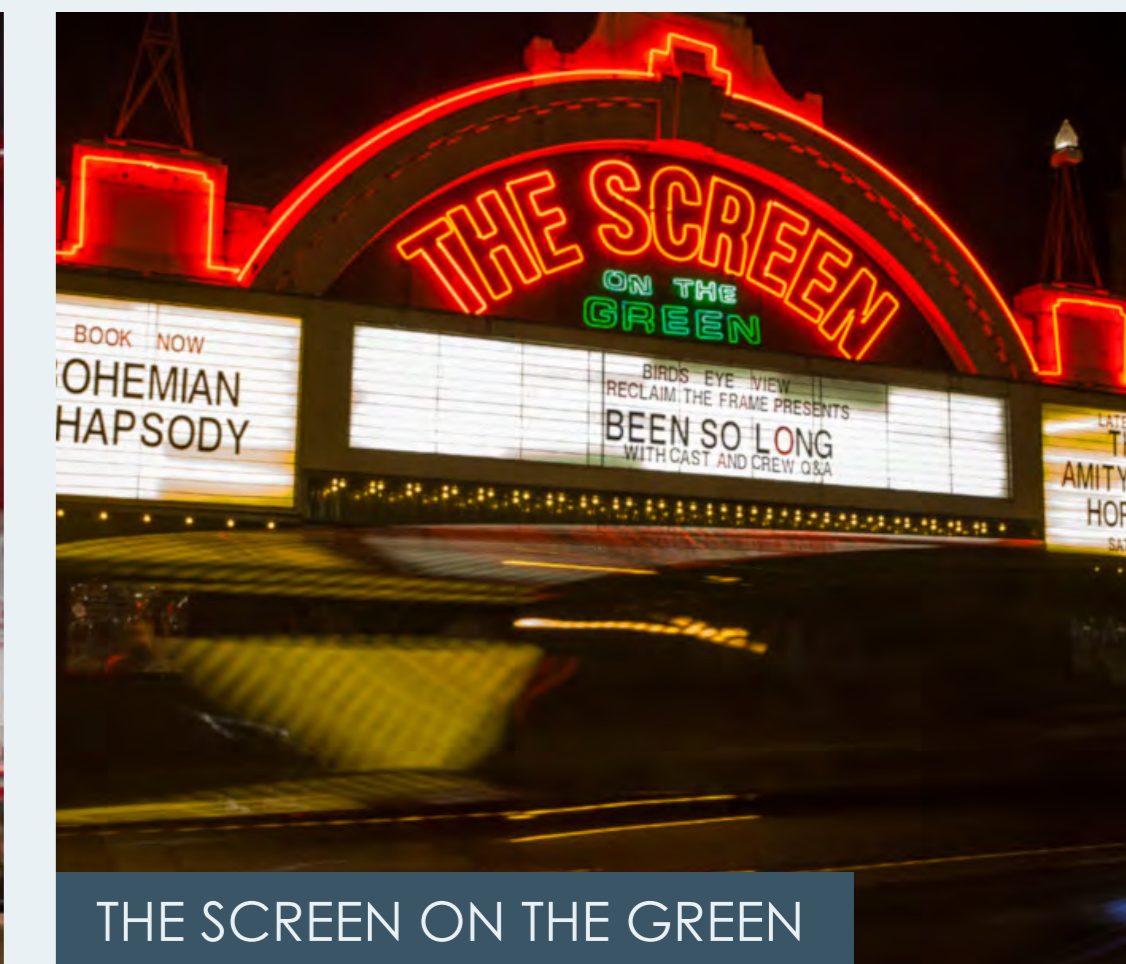
  Highbury & Islington  
15 minutes

  Old Street  
16 minutes

  King's Cross & St. Pancras  
16 minutes



FIVE GUYS



THE SCREEN ON THE GREEN



OLD QUEENS HEAD



FLIGHT CLUB



ANGEL O2



JOLENE BAKERY

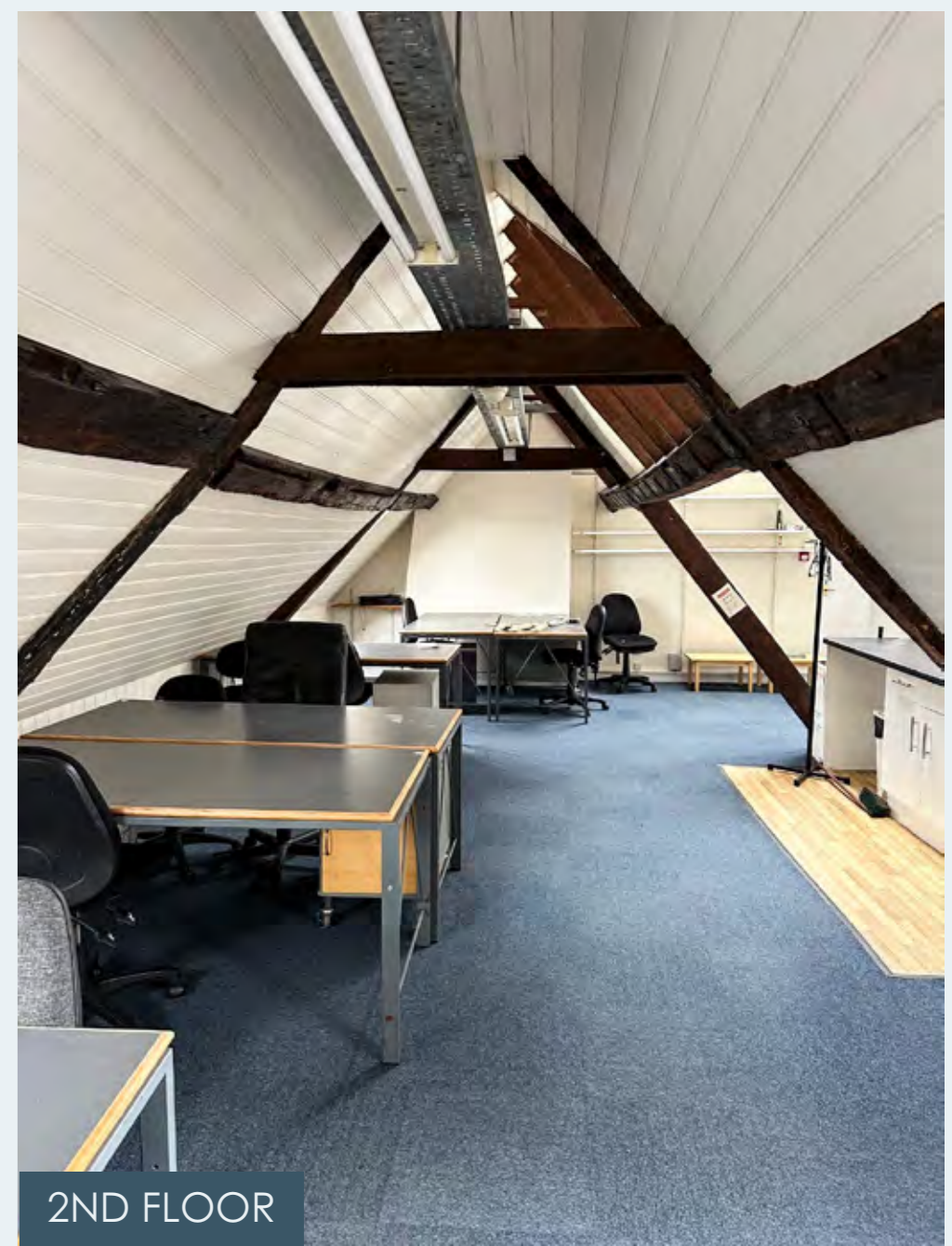
# DESCRIPTION

The subject properties comprise two attractive Grade II listed period buildings arranged over lower ground, ground, first and second floors. The property was formerly used as office space and is now offered with full vacant possession.

The property further benefits from a rear roof terrace and two parking spaces (held under a separate agreement) to the rear of the property accessed via Draper Place.

The property benefits from E Use Class and is primed for a comprehensive refurbishment by a developer/ owner occupier.

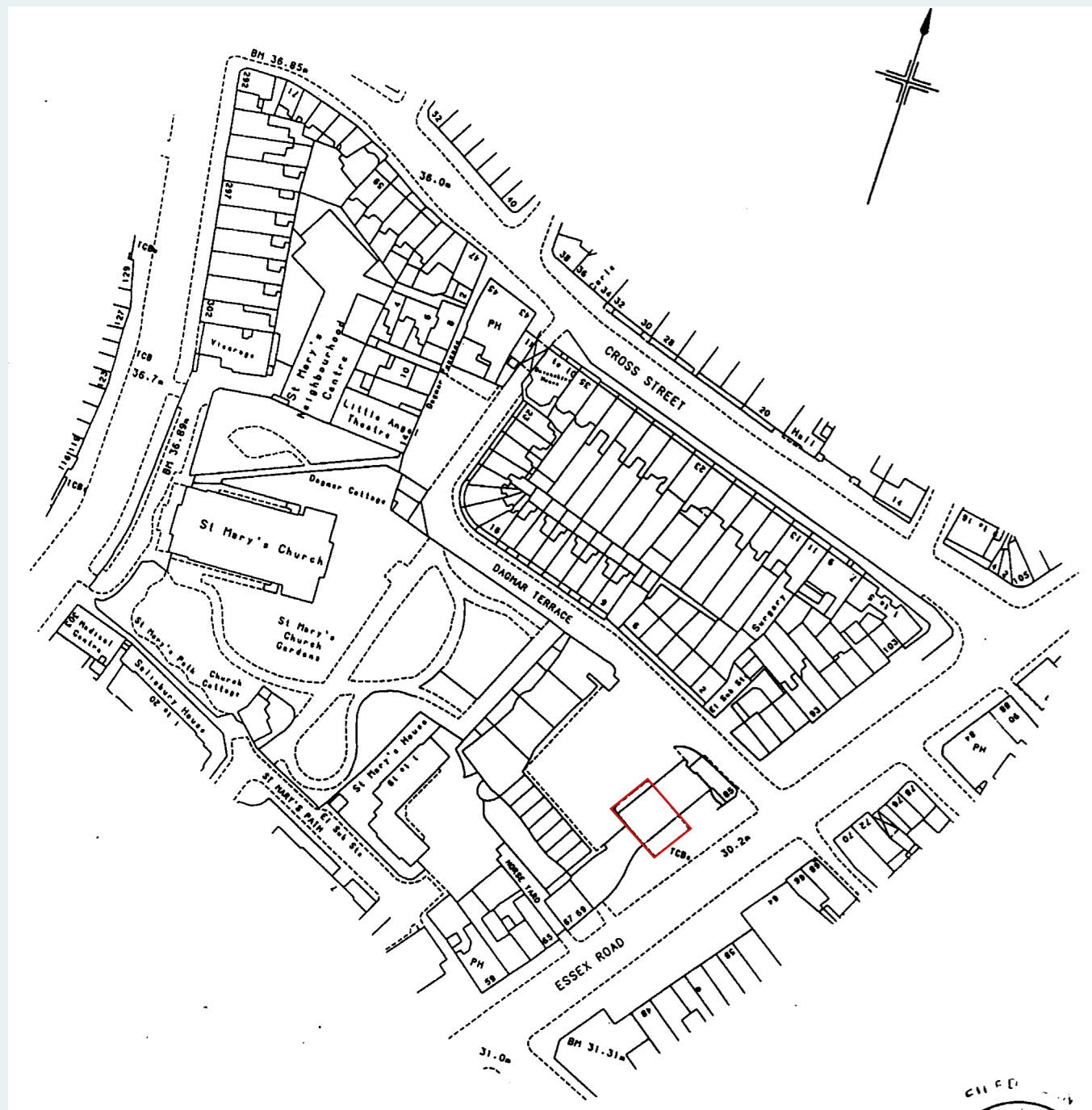
There is also potential for conversion of the property into residential and a number of other alternative uses (STPP).



# TENURE

The asset is held Freehold, under the follow Title Numbers:

79 Essex Rd: NGL702250



81-83 Essex Rd: NGL734093



# ACCOMMODATION SCHEDULE

## 79 & 81-83 ESSEX ROAD

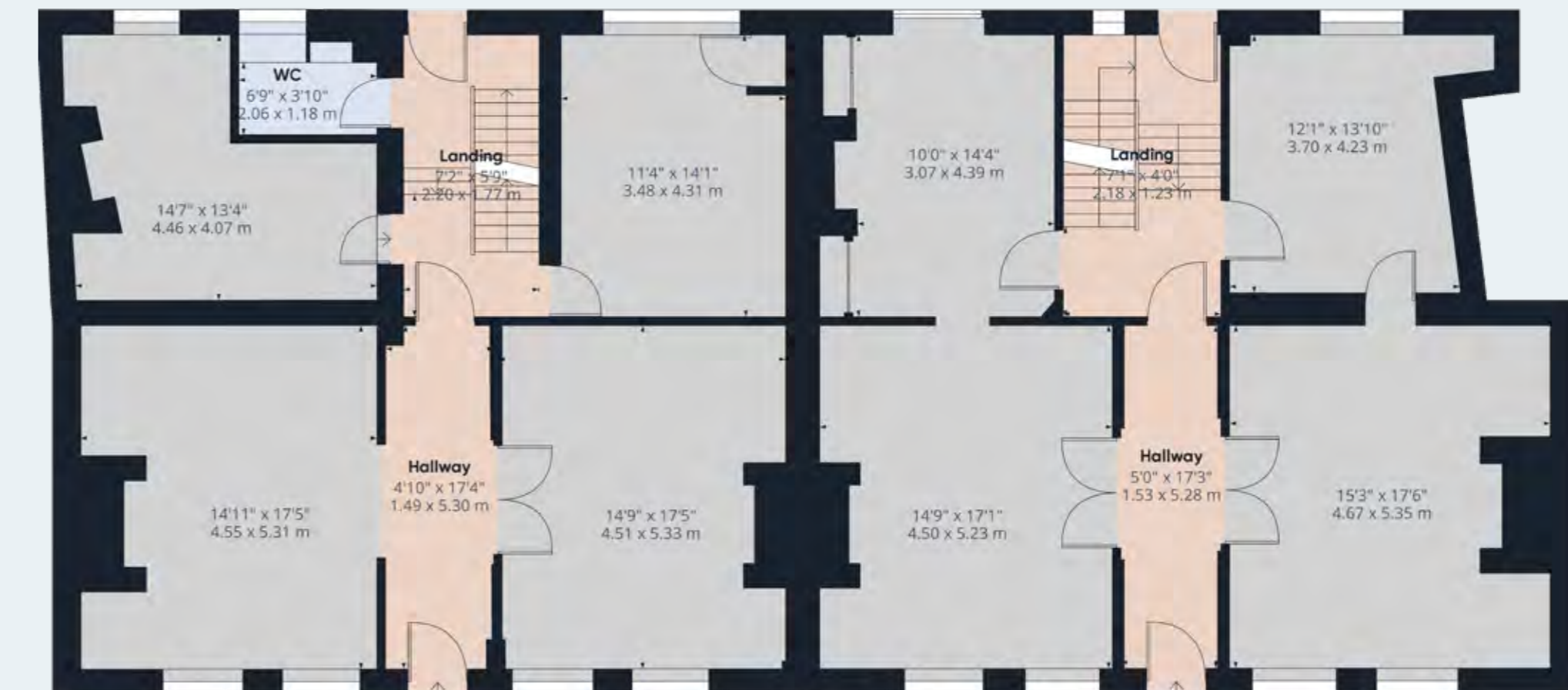
Floor	NIA (sq.ft)	NIA (sq.m)
Lower Ground Floor	1,573.95	146.22
Ground Floor	2,143.77	199.16
First Floor	2,089.56	194.13
Second Floor	1,524.96	141.67
<b>Total</b>	<b>7,332.24</b>	<b>681.19</b>

These floor areas have been provided by a third party and all interested parties are encouraged to undertake their own assessments.

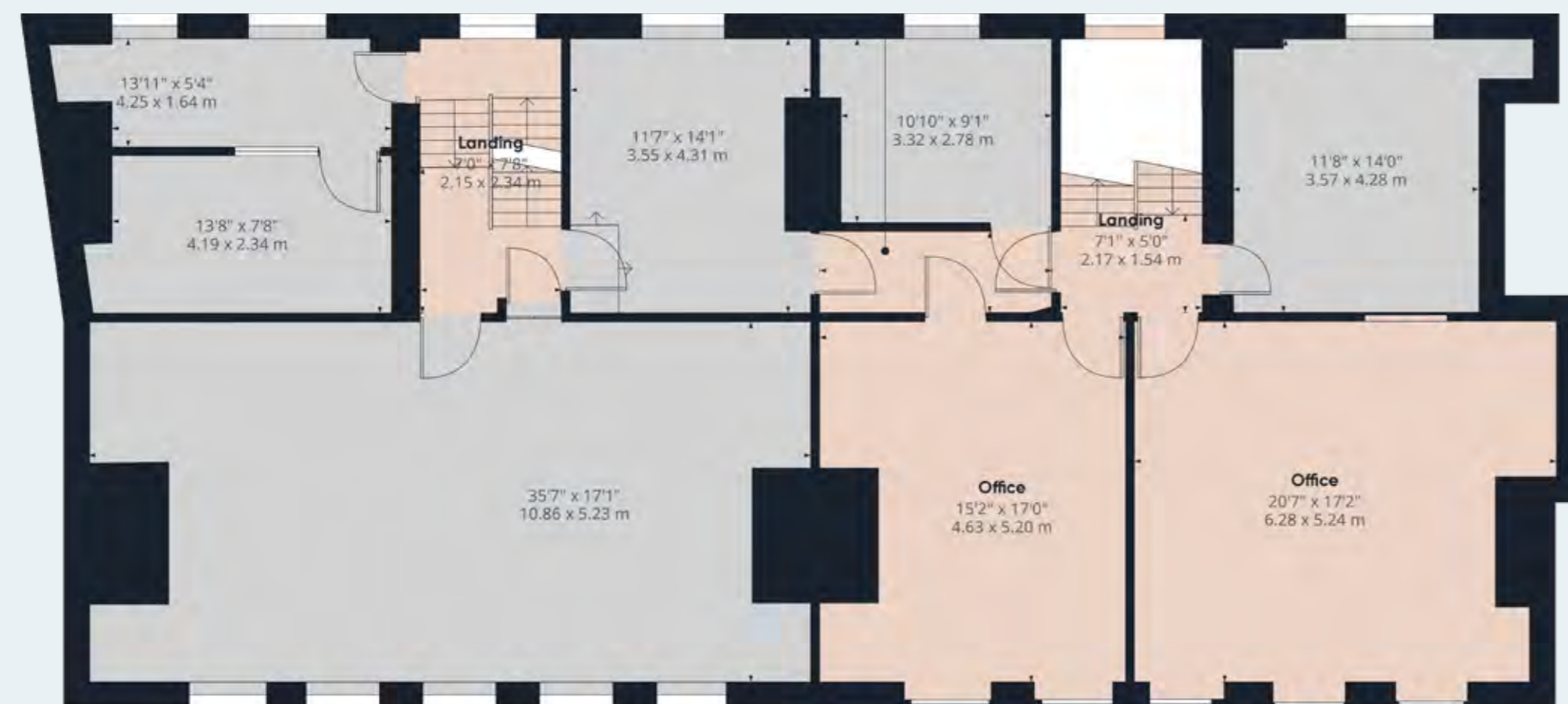
# FLOOR PLANS



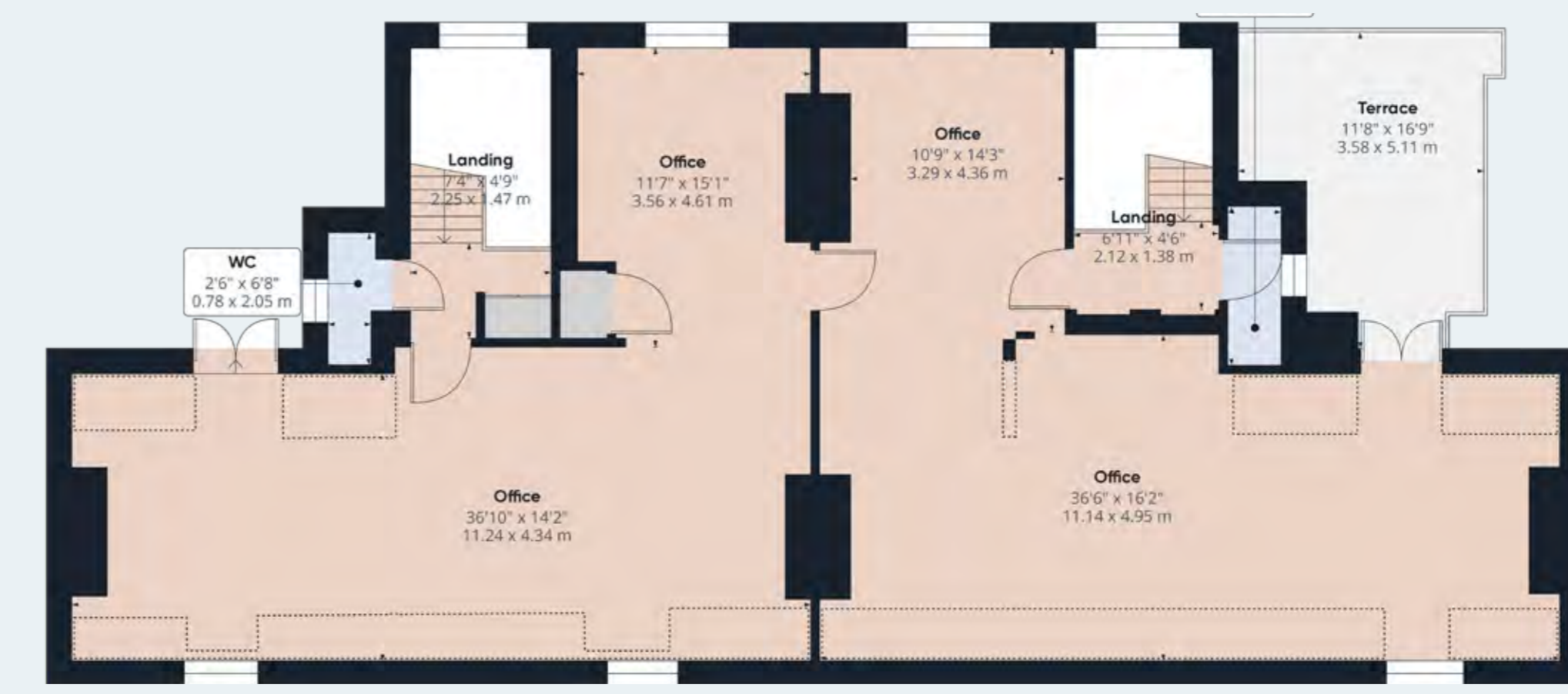
**LOWER GROUND FLOOR**  
 APPROXIMATE TOTAL AREA 1573.95 SQ. FT.



**GROUND FLOOR**  
 APPROXIMATE TOTAL AREA 2143.77 SQ. FT.



**FIRST FLOOR**  
 APPROXIMATE TOTAL AREA 2089.56 SQ. FT.



**SECOND FLOOR**  
 APPROXIMATE TOTAL AREA 1524.96 SQ. FT.

## FURTHER DETAILS

Offers are invited for the benefit of the Freehold Interest.

## PRICE

Upon Application.

## VAT

We understand that the property is elected for VAT.

## EPCs

Available Upon Request.

## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

May 2024.

# CONTACT US

**TINO ANTONIOU**

tino@rib.co.uk  
07943 744 534

**DAMIEN FIELD**

damien@rib.co.uk  
07956 125 543

**NICK SHERLING**

nick.s@rib.co.uk  
07957 167 786

**RIB**

ROBERT IRVING BURNS