

359 City Road, Islington, London, EC1V 1AG

TO LET

Healthcare / Office

2,974 sq ft / 276.3 sq m

£75,000 per annum

Attractive four storey Georgian former town house offices with courtyard and parking



- Character building with period features throughout
- Excellent natural light
- Fantastic floor to ceiling heights
- Internal enclosed courtyard
- Kitchenette
- Surface parking (4 cars)
- Close proximity to Angel Underground Station
- WC and Shower facilities
- No VAT

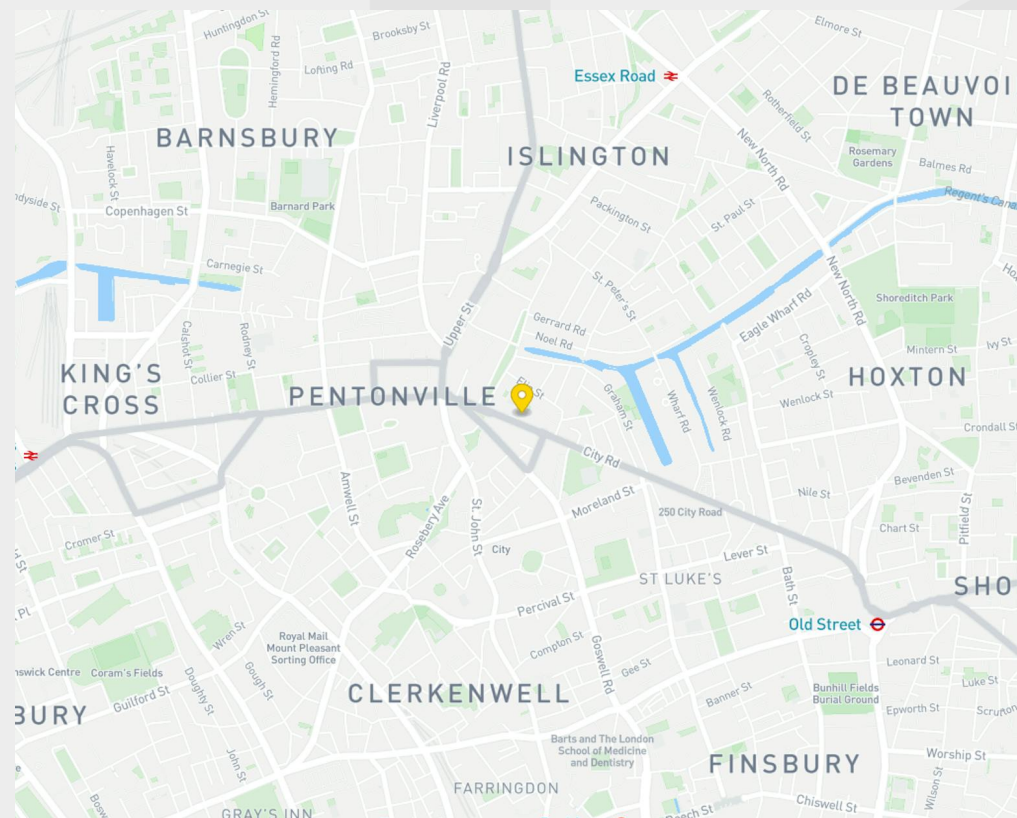


Description

A very attractive four storey Georgian built and extended former town house with office accommodation arranged over lower ground, ground and three upper floors. While the building offers a largely cellular office layout, each floor offers generous individual room sizes the majority of which would accommodate plan / team working with two decent sized rooms on each floor; or the creation of larger meeting / training / consultation rooms. The lower ground floor in particular offers interesting space, with good levels of daylight, and access to an internal enclosed courtyard

Location

The building is located on the north side of City Road. Angel London Underground station (Northern line) is just a few moments walk, as are numerous bus services into the City and West End of London. The building is also within moderate walking distance of Clerkenwell to the south, and Old Street to the south east. Chapel Market & Angel Central shopping centre are within a short walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Availability
Lower Ground - Floor	785	72.93	-	n/a	Available
Ground - Floor	719	66.80	-	n/a	Available
1st - Floor	501	46.54	-	n/a	Available
2nd - Floor	515	47.85	-	n/a	Available
3rd - Floor	454	42.18	-	n/a	Available
Building - Total	2,974	276.29	£75,000 /annum	£28,392 /annum	Available

Tenure

New Lease

EPC

C

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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