

# Compton

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## Islington

Leroy House  
434-436 Essex Road  
N1 3QP

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A brand new Canonbury landmark,  
fully refurbished for a net zero future

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## For Rent

182 to 60,000 ft<sup>2</sup>

020 7101 2020  
compton.london



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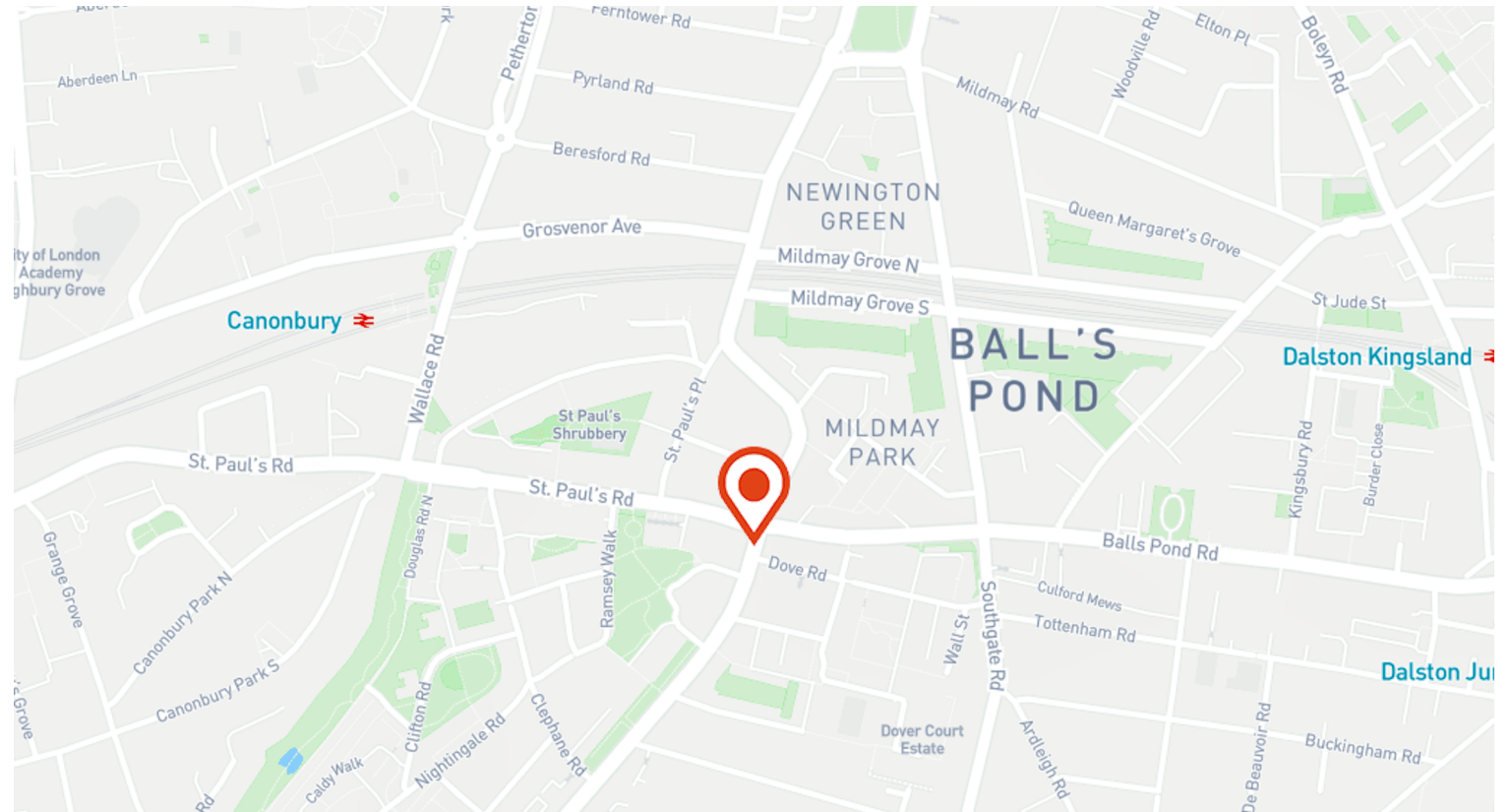
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## Location

Leroy House is prominently positioned at 434-436 Essex Road, situated on the vibrant corner of Essex Road and Balls Pond Road in Islington. This highly visible location offers excellent connectivity and accessibility, with a wealth of local amenities right on the doorstep. Essex Road Station (National Rail) is just a short walk away, providing swift connections to the City, while Highbury & Islington and Angel Underground stations are also within easy reach, offering access to the Victoria Line and Northern Line.

The surrounding area is a thriving commercial and residential hub, boasting an eclectic mix of independent retailers, cafes, and restaurants. Nearby, Upper Street is renowned for its dynamic shopping and dining scene, making Leroy House an attractive destination for businesses seeking to be part of this lively community. The property's strategic location on a major arterial route ensures strong visibility and convenience, with several bus routes passing directly in front of the building, enhancing its accessibility.

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Reception

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## Amenities

- Range of suites available from 182 sq ft to 1,250 sq ft
- Fully IT cabled and fibre connectivity
- Inclusive pricing
- Manned reception
- On site café
- Communal eating facilities
- Bookable meeting rooms
- Communal phone booths
- Showers & cycle storage

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## Description

Leroy House is a circa 60,000 sq ft, top-tier office redevelopment of a former jewellery factory, thoughtfully designed by Piercy & Company. The building now offers modern, light-filled office spaces, ideal for a variety of creative occupiers.

The property features a beautifully refurbished reception area with an on-site café, as well as generous communal spaces on every floor, including kitchen and dining areas, phone booths, and bookable meeting rooms. It also boasts excellent end-of-trip facilities, with a dedicated cycle entrance and over 100 bike spaces.

Offered on flexible terms, the spaces are available on an all-inclusive basis, covering rent, service charge, electricity, and Wi-Fi.

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## Content

View on Website



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## Terms

Standard tenancy agreement of 2 years, with rolling flexibility from six months

## Inclusive Rent

Rents are inclusive of service charge, electricity and Wi-Fi

## Business Rates

Business rates are also payable at a guide rate of £15 per sq ft.

Interested parties should contact the London Borough of Islington to satisfy themselves with respect to business rates.



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - 501	182	£70.40 /sq ft	£15.25	£85.65	£1,299.03	£15,588.30	Available
Unit - 415	940	£40 /sq ft	£15.25	£55.25	£4,327.92	£51,935	Available
Unit - 401	1,250	£50 /sq ft	£15.25	£65.25	£6,796.88	£81,562.50	Available
Unit - 304	751	£38 /sq ft	£15.25	£53.25	£3,332.56	£39,990.75	Available
Unit - 301	1,087	£34.40 /sq ft	£15.25	£49.65	£4,497.46	£53,969.55	Available
Unit - 217	1,159	£44.80 /sq ft	£15.25	£60.05	£5,799.83	£69,597.95	Available
Unit - 216	665	£38.75 /sq ft	£15.25	£54	£2,992.50	£35,910	Available
Unit - 203	824	£43 /sq ft	£15.25	£58.25	£3,999.83	£47,998	Available
Unit - 202	546	£44 /sq ft	£15.25	£59.25	£2,695.88	£32,350.50	Available
Unit - 112	336	£45 /sq ft	£15.25	£60.25	£1,687	£20,244	Available

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller  
[jm@compton.london](mailto:jm@compton.london)  
07917 725 365

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Samantha-Jo Roberts  
[sr@compton.london](mailto:sr@compton.london)  
07704343032

Alex Sugar  
[as@compton.london](mailto:as@compton.london)  
07585 793 379

