

Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

020 7101 2020
compton.london



Compton

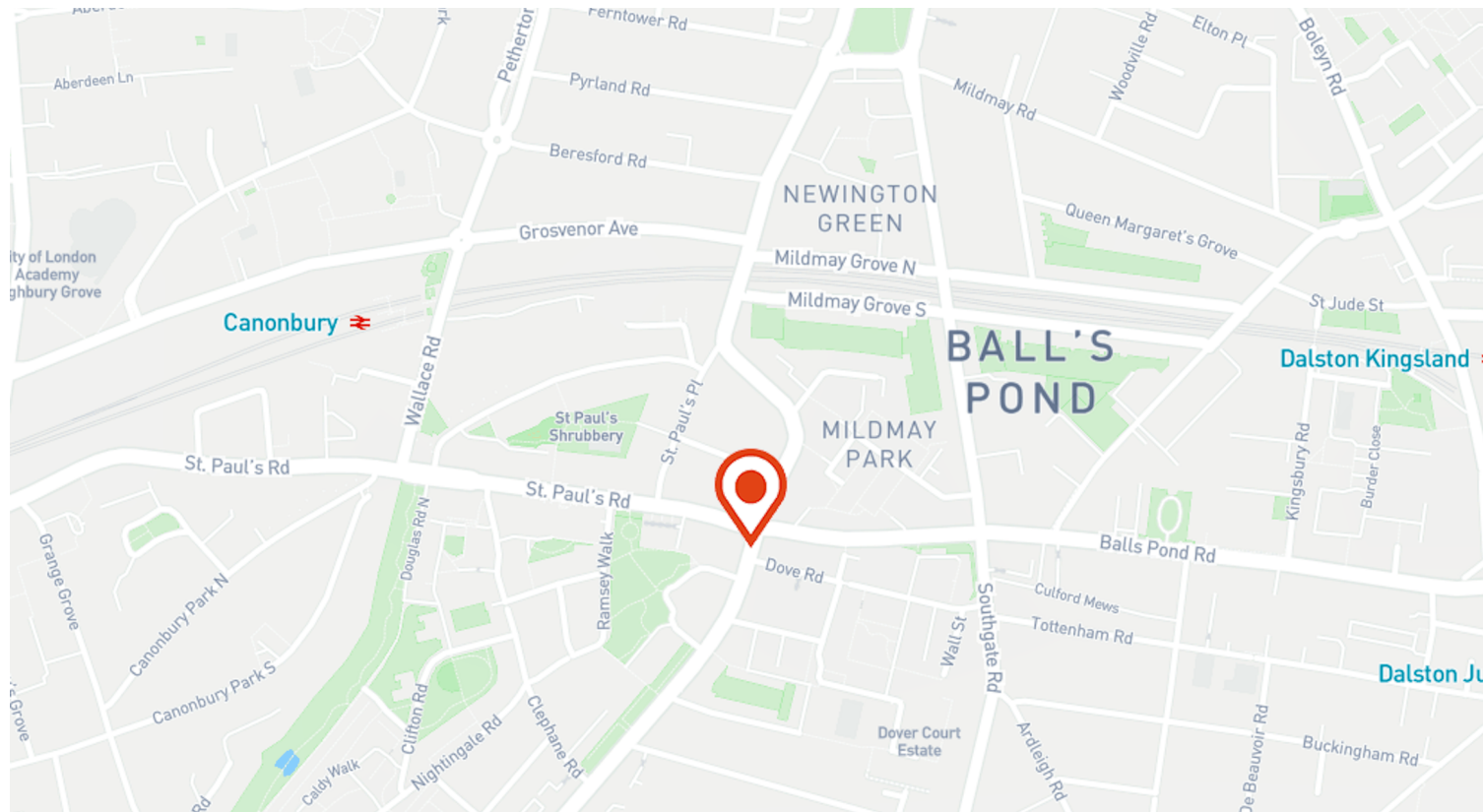
Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²



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.

Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

020 7101 2020
compton.london



Reception

Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

020 7101 2020
compton.london



Exterior

Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²



Compton

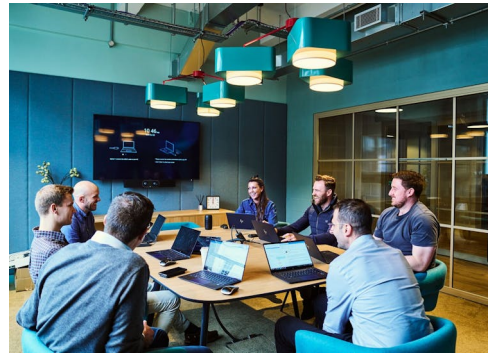
Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²



Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

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

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.

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

Content

Watch the film



View on Website



Terms

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

Business Rates

Business rates are also payable at a guide rate of £15- £17 per sq ft.

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

Compton

Islington

Leroy House
434-436 Essex Road
N1 3QP

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

For Rent

377 to 60,000 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent	Service Charge (sq ft)	Total year	Availability
Unit - 304	751	£2,550.27 /month	n/a	£30,603.24	Available
Unit - 216	665	£2,249.92 /month	n/a	£26,999.04	Available
Unit - 203	824	£2,750.10 /month	n/a	£33,001.20	Available
Unit - 202	546	£1,850 /month	n/a	£22,200	Let
Unit - 109	377	£1,130 /month	n/a	£13,560	Let
Unit - 104	368	£1,249.97 /month	n/a	£14,999.64	Available
Unit - 103	754	£2,500.14 /month	n/a	£30,001.68	Let
Unit - 313	629	£2,550.27 /month	n/a	£30,603.24	Let
Unit - 317	1,142	£2,550.27 /month	n/a	£30,603.24	Let
Unit - 315	589	£2,550.27 /month	n/a	£30,603.24	Let
Unit - 306	603	£1,249.97 /month	n/a	£14,999.64	Let
Unit - 209	380	£2,249.92 /month	n/a	£26,999.04	Let

Compton

Contact Us

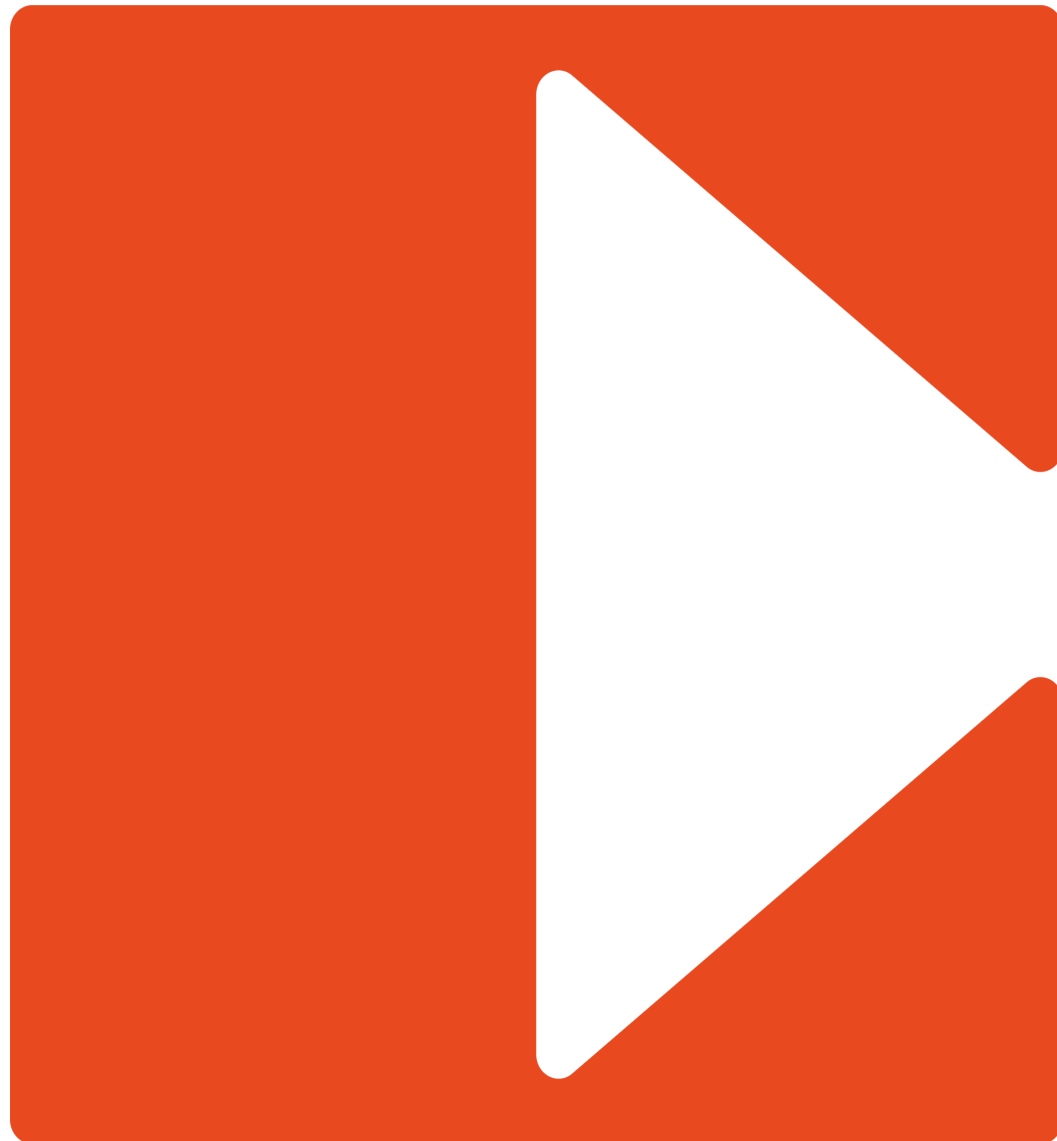
All appointments to view must
be arranged via sole agents,
Compton, through —

Joshua Miller
jm@compton.london
07917 725 365

Andy Gilbert
ag@compton.london
07833 993 714

Samantha-Jo Roberts
sr@compton.london
07704343032

Alex Sugar
as@compton.london
07585 793 379



020 7101 2020
compton.london

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ
Generated on 01/10/2025