

# 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 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)

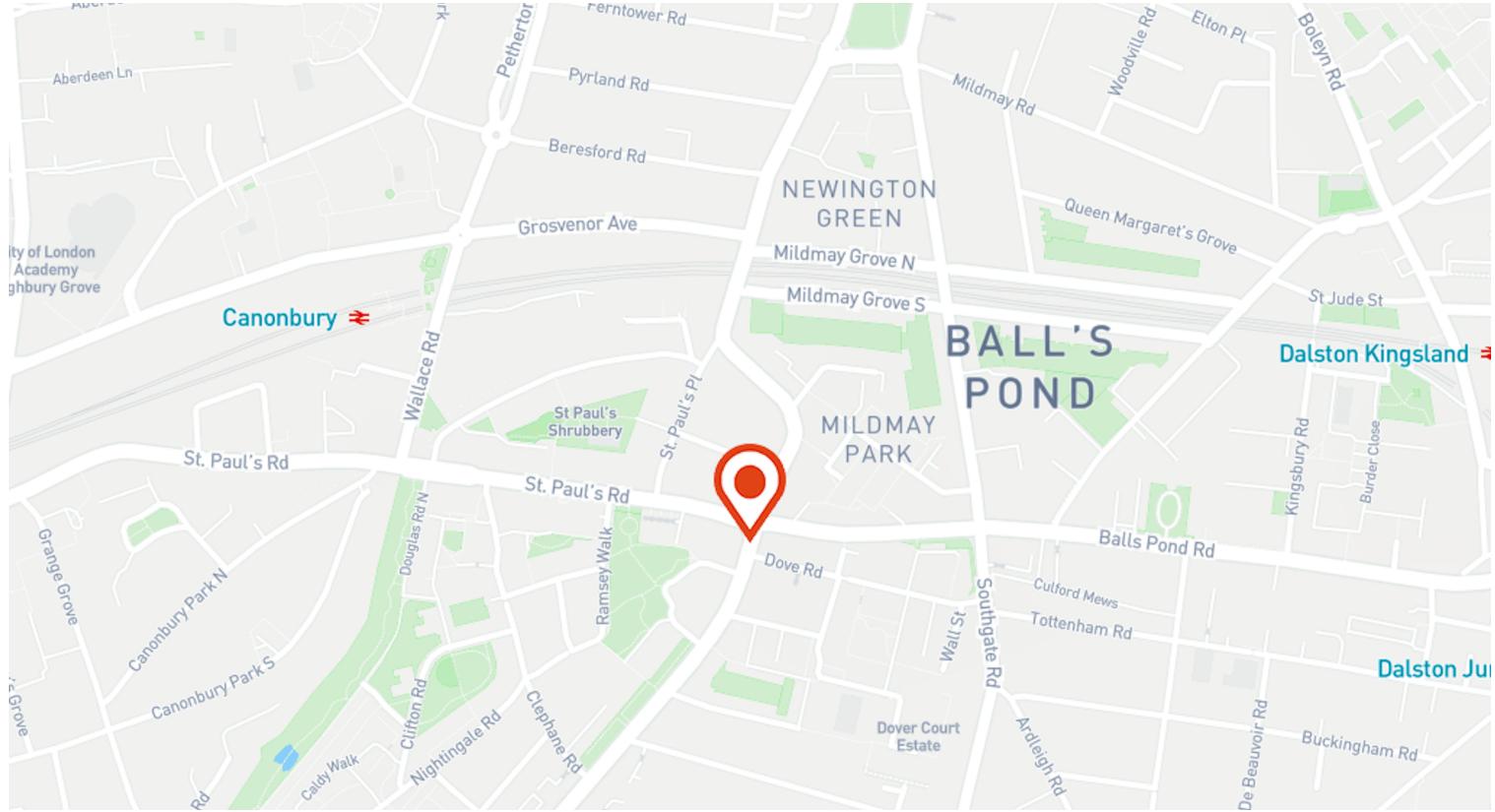


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## Location

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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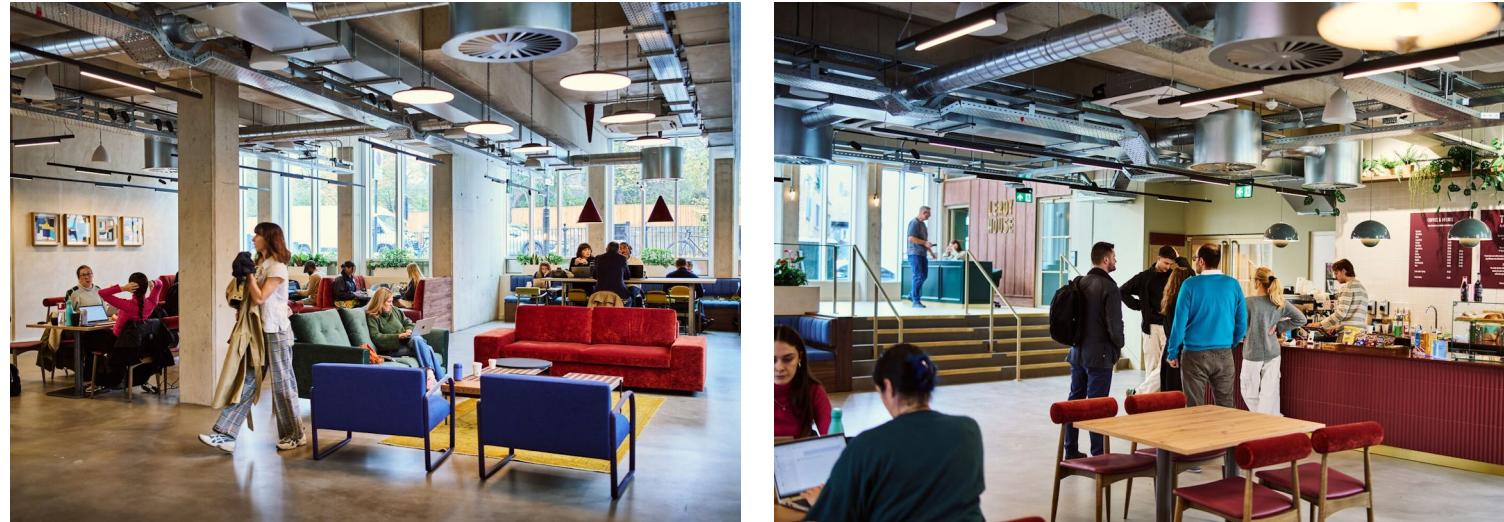
Exterior

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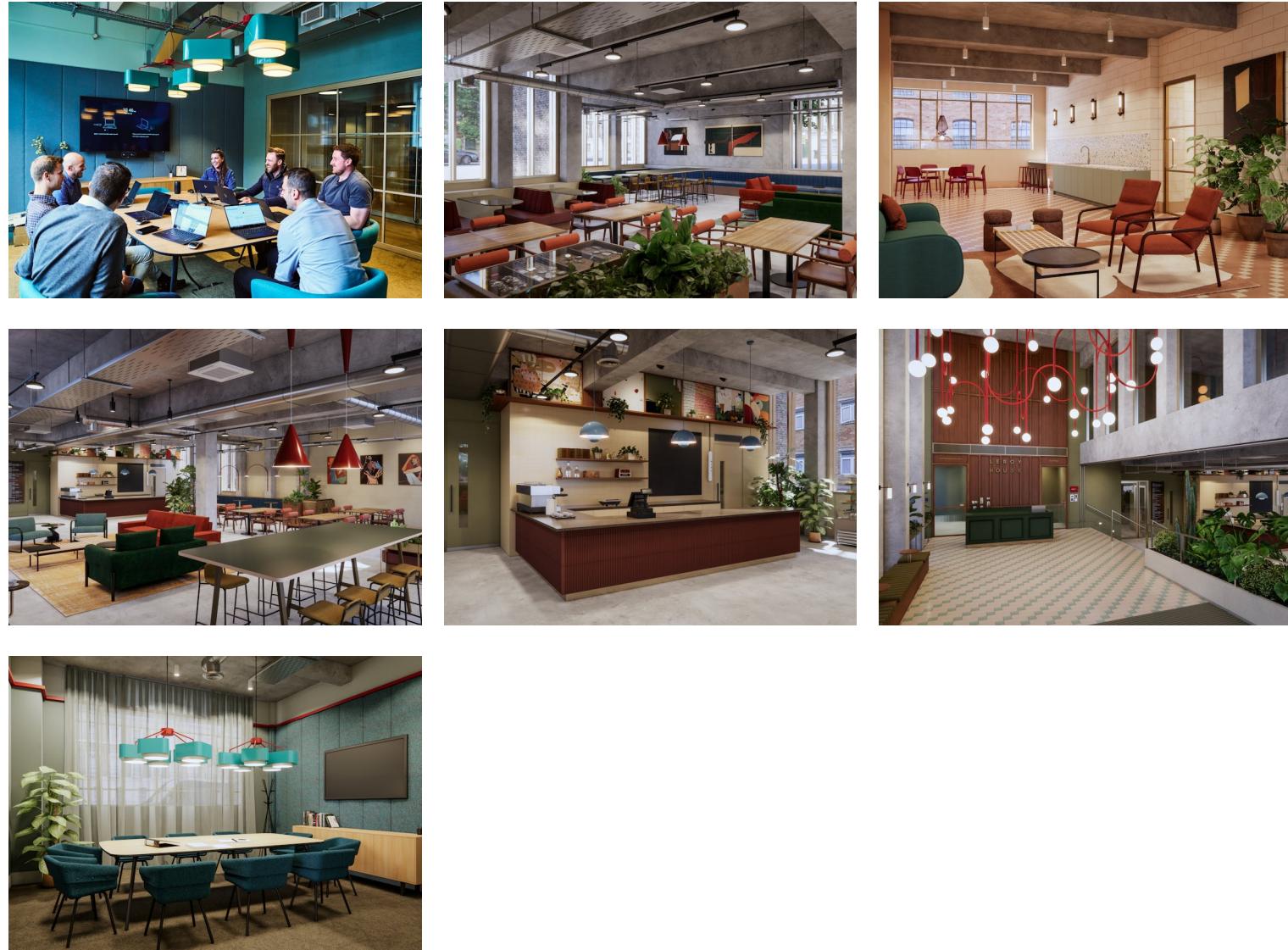


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## Amenities

- 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

## 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

Watch the film



View on Website



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## 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.

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## 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 —

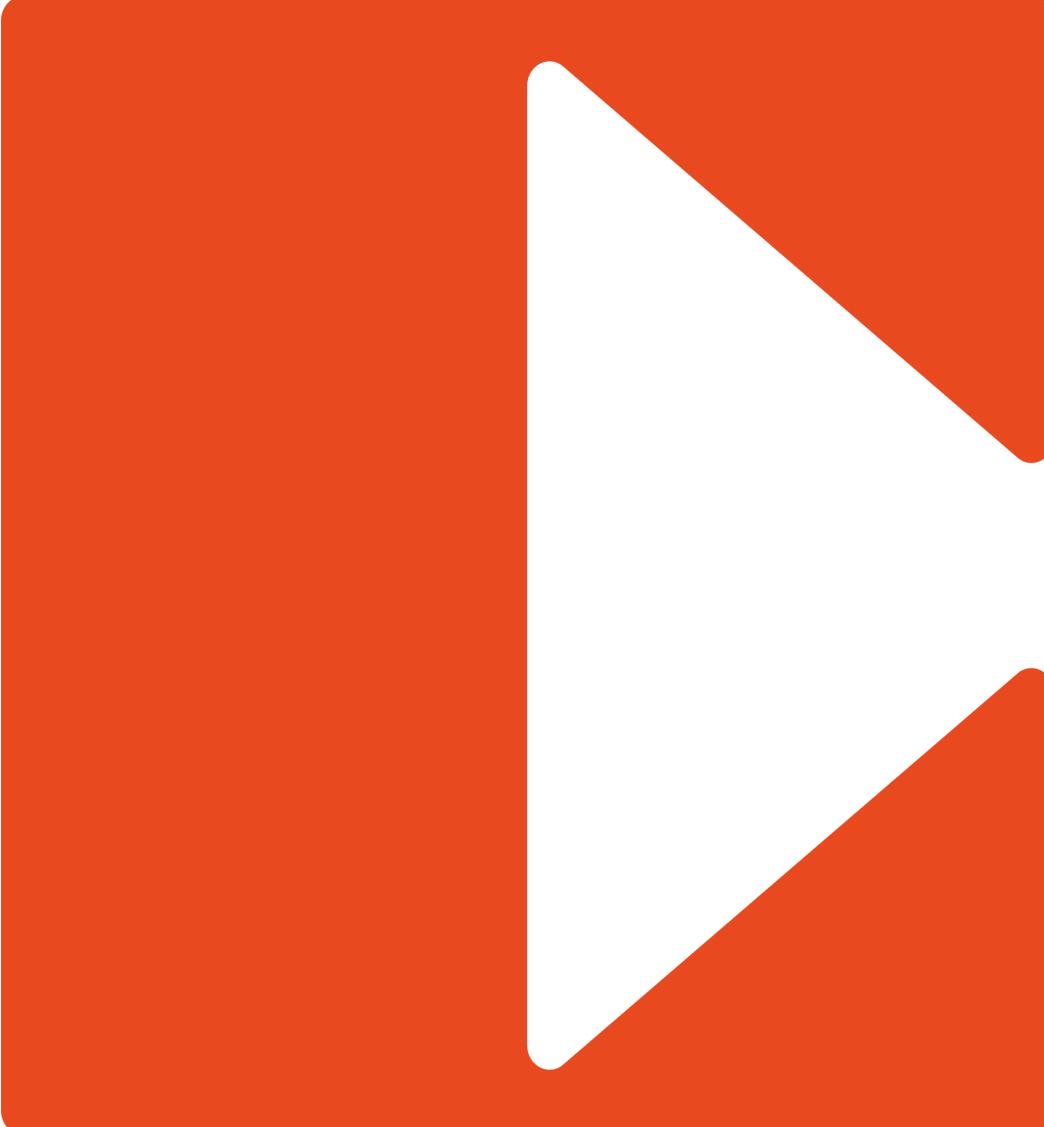
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