

**Barnsbury Terrace  
Islington  
London N1 1JH**

 **Price Taylor LLP**  
*Commercial*

**VIRTUAL  
FREEHOLD  
FOR SALE /  
TO LET**

- High grade self-contained accommodation located at lower ground and basement levels.
- Private entrance - further entrance to basement.
- 24Hr Access.
- Kitchen area.
- Shower and WC facilities.
- Reception area.
- Sound Proofed Room with bar area.
- Store room. 296 sq ft Approx.
- Modern lighting, air conditioning, CCTV and alarm systems, dedicated 1GB internet connection, and good natural lighting.
- Herringbone parquet flooring.
- Access to Patio area.

# **SOUND PROOFED PREMISES**

**IDEAL FOR MEDIA COMPANIES AND CREATIVE INDUSTRIES.**

**B1 OFFICE USE IN A HIGH QUALITY, MODERN MIXED-USE DEVELOPMENT**

**VIRTUAL FREEHOLD FOR SALE / TO LET**

**1,823 SQ FT (169.4 SQ M) APPROX.**

**020 7354 7354**



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## 01

### LOCATION

The building is located on Barnsbury Terrace, a privately owned road, within easy walking distance to Upper Street. Situated in a peaceful setting, moments from Barnsbury Square, in one of Islington's most desirable neighbourhoods.

Excellent transport links with access to the City provided via Angel Underground Station (Northern Line). Kings Cross is just over a mile away providing links to the Continent with Eurostar.

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## 02

### DESCRIPTION

Comprises of a high quality commercial space within a modern mixed use scheme, completed about 7 years ago. The offices themselves have been fitted to a high standard.

The available B1 space is on the Lower Ground and Basement floors, and benefits from 24hr access, with its own entrance, with further private entrance to the basement.

The property has been beautifully fitted out, including: a tadelakt clad shower room, oak herringbone floors throughout, crittal glazing, contemporary handleless kitchens and extensive feature lighting. The property also has direct access to a large terrace (not demised).

Potential for change of use subject to the requisite consents being obtainable.

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**03****ACCOMODATION**

Lower ground: 591 sq ft (54.93 sq m) &  
Basement: 1,323 sq ft (123.01 sq m)

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**04****TENURE**

999 Year lease from 1 January 2016 (Approx. 991 Years remaining) subject to a Peppercorn ground rent.

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**05****TERMS**

SALE: £895,000 (eight hundred and ninety five thousand pounds) exclusive of VAT and subject to contract.

RENTAL: £795/WK exclusive of VAT and subject to lease.

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**06****BUSINESS RATES**

Rateable Value: £41,500 Rates: £20,708.

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**07****SERVICE CHARGE**

To be advised.

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**08****LEGAL COSTS**

Each party to bear their own legal costs.

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# GALLERY



**BARNSBURY  
TERRACE**



**PRICE TAYLOR LLP  
COMMERCIAL**

# GALLERY

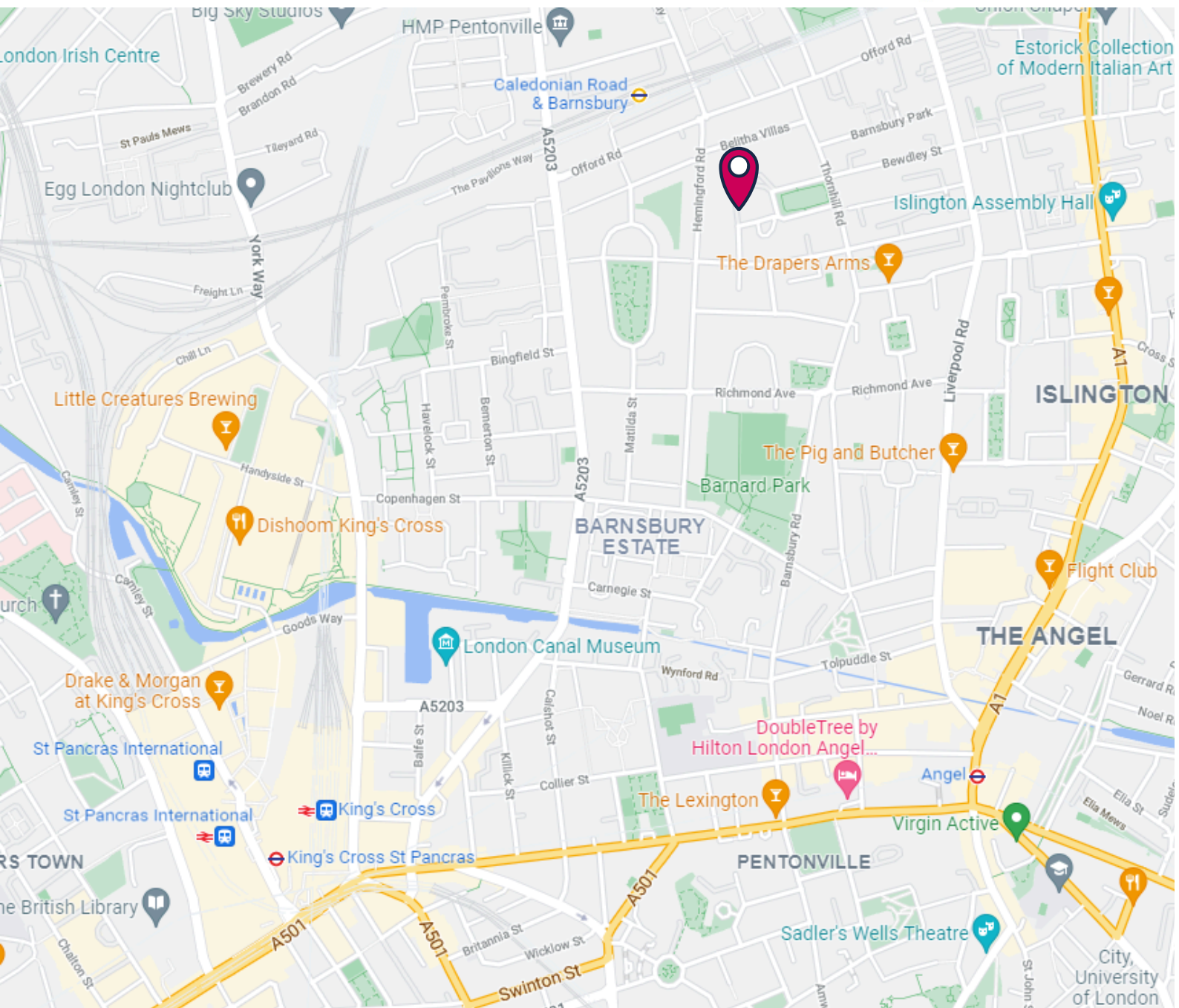


**BARNSBURY  
TERRACE**



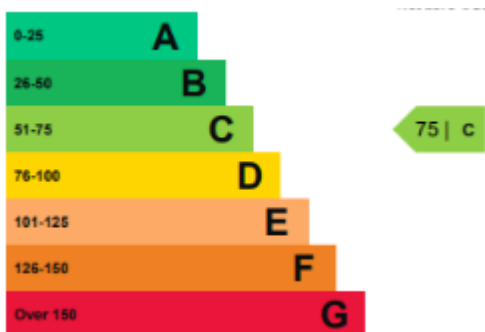
**PRICE TAYLOR LLP  
COMMERCIAL**

# BARNSBURY TERRACE (LONDON)



09

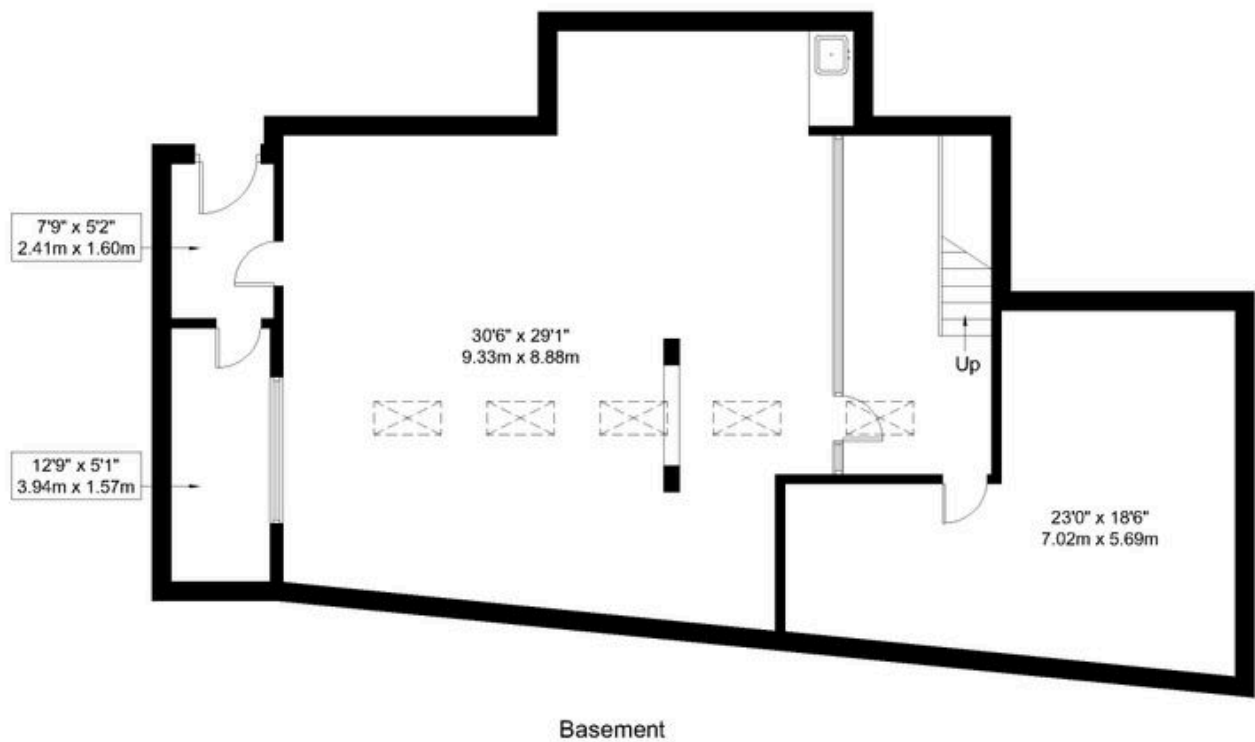
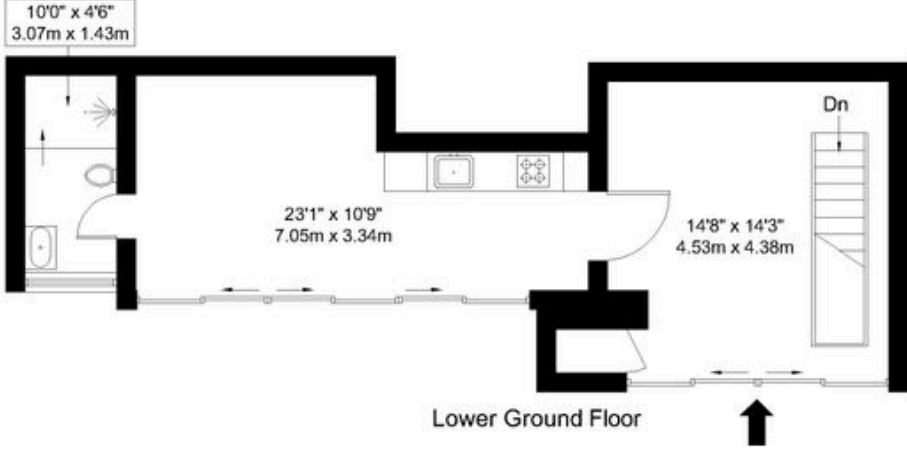
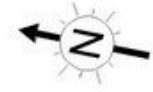
## ENERGY RATING



10  
LAYOUT

# Barnsbury Terrace, N1 1JH

Approx Gross Internal Area = 169.4 sq m / 1823 sq ft



Ref:

Copyright **BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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**11**

## VIRTUAL TOUR - ON APPLICATION

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**12**

## VIEWINGS

**Price Taylor LLP Commercial****+44 (0) 20 7354 7354****enquiries@pricetaylor.com**

## Important Notice:

1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
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