

Heritage office repositioning in the heart of Angel

81-83 Essex Road,
N1

Investment Summary

- Freehold
- Former Grade II Listed 17th century townhouse
- Situated in the heart of Angel, in a vibrant mixed-use area that has become synonymous with the life sciences, tech, media, and creative industries
- Excellent public transport links with Angel and Essex Road both within a short walking distance
- Comprises 3,076 sq ft of office accommodation arranged over lower ground, ground and two upper floors
- The building is available with full Vacant Possession
- Potential for alternative uses, including residential, subject to any necessary consents
- Offers are invited for the Freehold interest in excess of £1,461,000 reflecting a capital value of £475 per square foot, subject to contract and exclusive of VAT



Location

- 81-83 Essex Road occupies a prominent position on the west side of Essex Road, a vibrant mixed-use area.
- Essex Road sits on the borders of Islington, Angel and Canonbury, which form one of Zone 1's most sought after residential districts.
- The micro-location has benefited from significant inward investment establishing it as a core office district with the development of the Old Sorting House, 46 Essex Road, as well as the comprehensive refurbishment of Suncourt House, 18-26 Essex Road.
- The property is surrounded by a diverse mix of independent retailers and global brands, ranging from Jolene's Bakery to Planet Organic as well as being just moments from Upper Street.
- Upper Street is a vibrant destination famed for its independent boutiques, high street retailers, and renowned restaurants and one of London's most dynamic and thriving commercial and leisure district.





Description

- 81-83 Essex Road is a late 17th century Grade II listed townhouse.
- The building comprises 3,076 sq ft of office accommodation arranged over lower ground, ground and two upper floors.
- The property boasts exceptional natural light, with large sash windows on both the east and west sides and excellent floor-to-ceiling heights throughout.
- Restored in the 20th century to its 18th century façade, the building retains many original period features.
- The property benefits from one dedicated parking space (held on separate licence) as well as a terrace on the second floor.

Repositioning

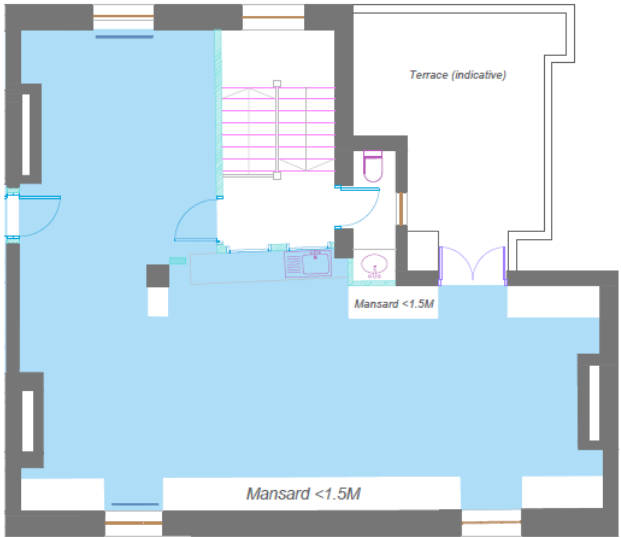
- The building is ideally positioned for a comprehensive refurbishment for either a developer or owner occupier.
- It also offers potential for change of use, subject to the necessary planning consents.
- Class E Use



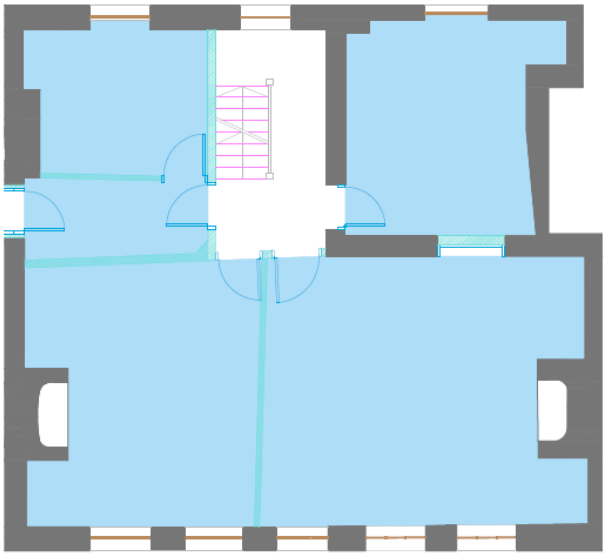
Accommodation and Floor Area

The building has been independently measured by Sterling Temple and comprises the following net internal areas (NIA):

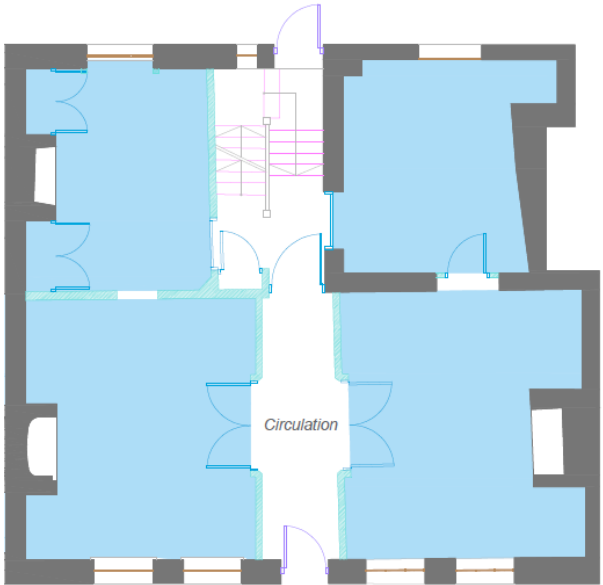
Floor	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
2 nd	618	57.4	871	80.9
1 st	933	86.7	1,116	103.7
G	822	76.4	1,130	105.00
LG (inc. Vault)	703	65.3	862	80.1
	3076	285.8	3979	369.7



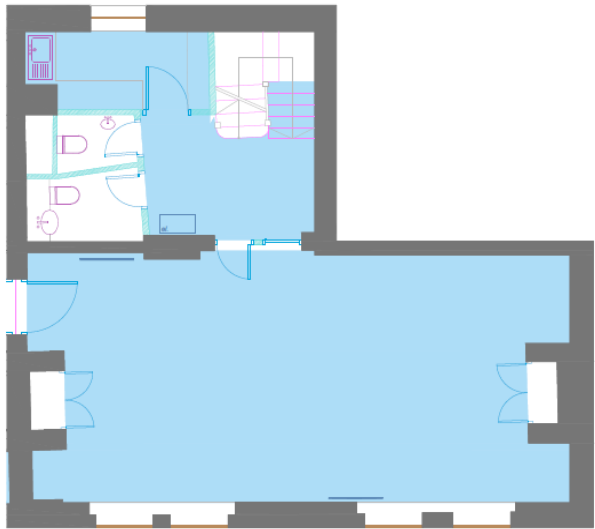
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Specification

- Self-contained Freehold
- Traditional town house features
- Excellent levels of natural light from two elevations
- South facing with large sash windows throughout
- Generous floor to ceiling heights
- Second floor terrace
- Front Courtyard
- Un-refurbished



Part First Floor

Further information



Part Ground Floor

Planning

The property is located within the London Borough of Islington.

The property is Grade II Listed.

Tenure

Freehold

EPC

Available upon request

79 Essex Road, N1

Opportunity to acquire the adjacent building. Please contact Compton for further information.

VAT

The Property is elected for VAT

Proposal

Offers are invited for the Freehold interest in excess of £1,461,000 reflecting a capital value of £475 per square foot, subject to contract and exclusive of VAT



For more information please contact:

Alice Thomas
at@compton.london
+44 (0) 7769 176645

Sonia Oberoi
so@compton.london
+44 (0) 7483 882598

Compton RE Investments Limited give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2024

Compton