

Compton

Islington
81-83 Essex Road
N1 2SF

A Unique Opportunity to acquire a
Grade II Listed Freehold a Short
Walk from Angel Station

For Sale
3,076 ft²

020 7101 2020
compton.london

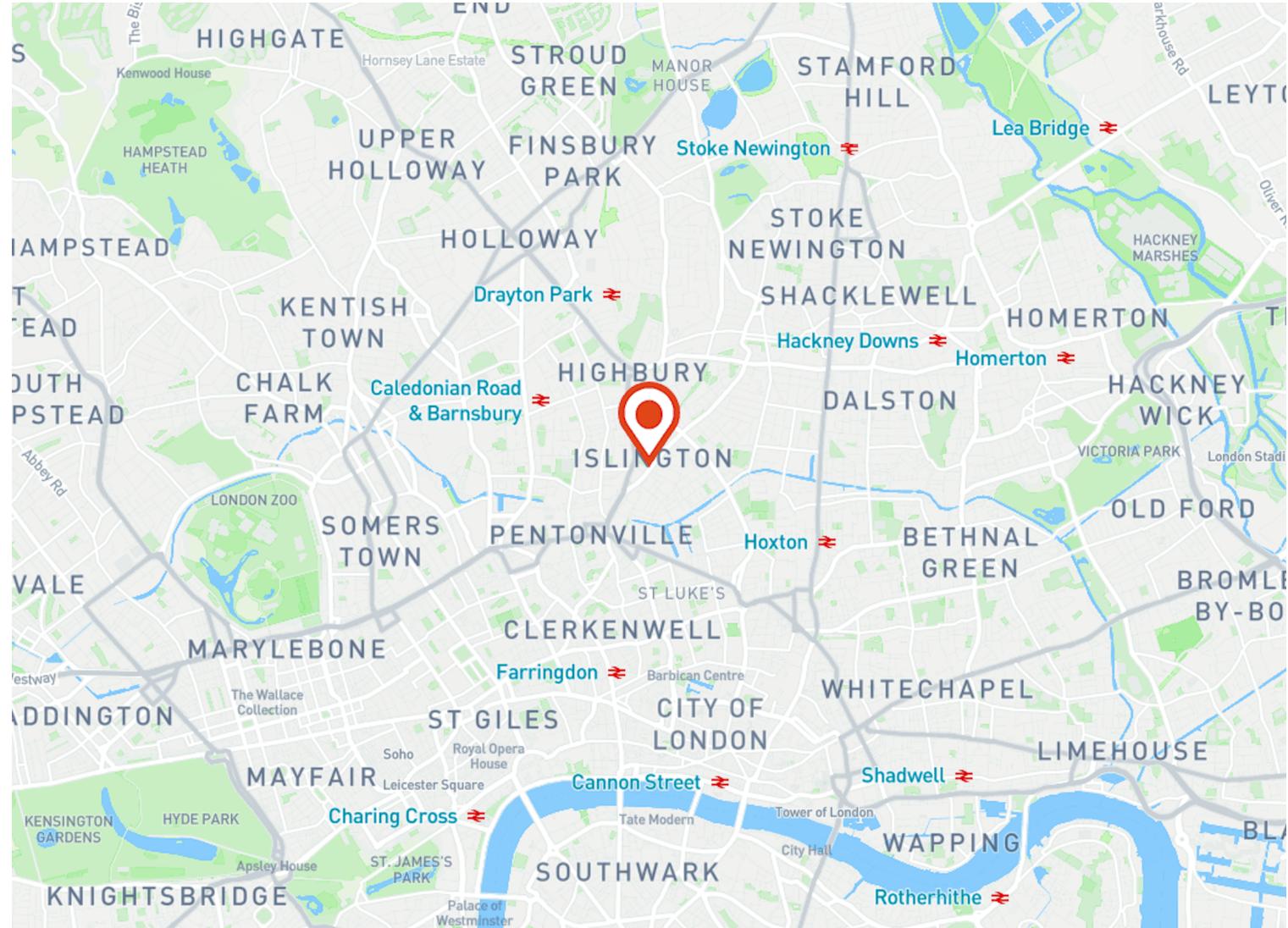


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Location

81-83 Essex Road occupies a prominent position on the west side of Essex Road, a vibrant mixed used location. The micro-location has witnessed significant investment in the office market in recent years with the redevelopment 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.

The property is located by Upper street and a 7 minute walk from Angel underground station and a 3 minute walk from Essex Road Station providing direct access to the Northern Line and Overground. Angel is at the heart of the rapidly growing central London office “villages” which has become synonymous with the life science, tech, media and creative industries

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Amenities

- Freehold
- Characterful Self-Contained Townhouse
- Abundant Natural Light
- Front Courtyard
- Generous Floor to Ceiling Height
- Suitable for a wide range of users with Development Potential
- Located a 7 minute walk from Angel Station

Description

81-83 Essex Road is a late 17th century Grade II listed townhouse. The building comprises 3,076sq 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 of its original period features.

The property benefits from one dedicated parking space (held on separate licence) as well as a terrace on the second floor

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.

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Content

[View on Website](#)



VAT

The building has been elected for VAT

79 Essex Road

Opportunity to acquire the adjacent building 79 Essex Road. Please contact for further information

Local Authority

The London Borough of Islington

Legal Costs

Each party to bear their own legal costs incurred in this transaction

EPC

Available upon request

Price

Offers are invited for the Freehold Interest in excess of £1,461,000 reflecting a capital value of £475 per square foot.

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Floor Areas & Outgoings

The building has been independently measured by Sterling Temple and comprises the following Net Internal Areas.

Name	sq ft
Lower Ground	618
Ground	933
1st	822
2nd	703
Total	3,076

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Contact Us

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

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