

Heritage office repositioning in the heart of Angel

79 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 2,973 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 £1,412,000 reflecting a capital value of £475 per square foot, subject to contract and exclusive of VAT



Location

- 79 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.



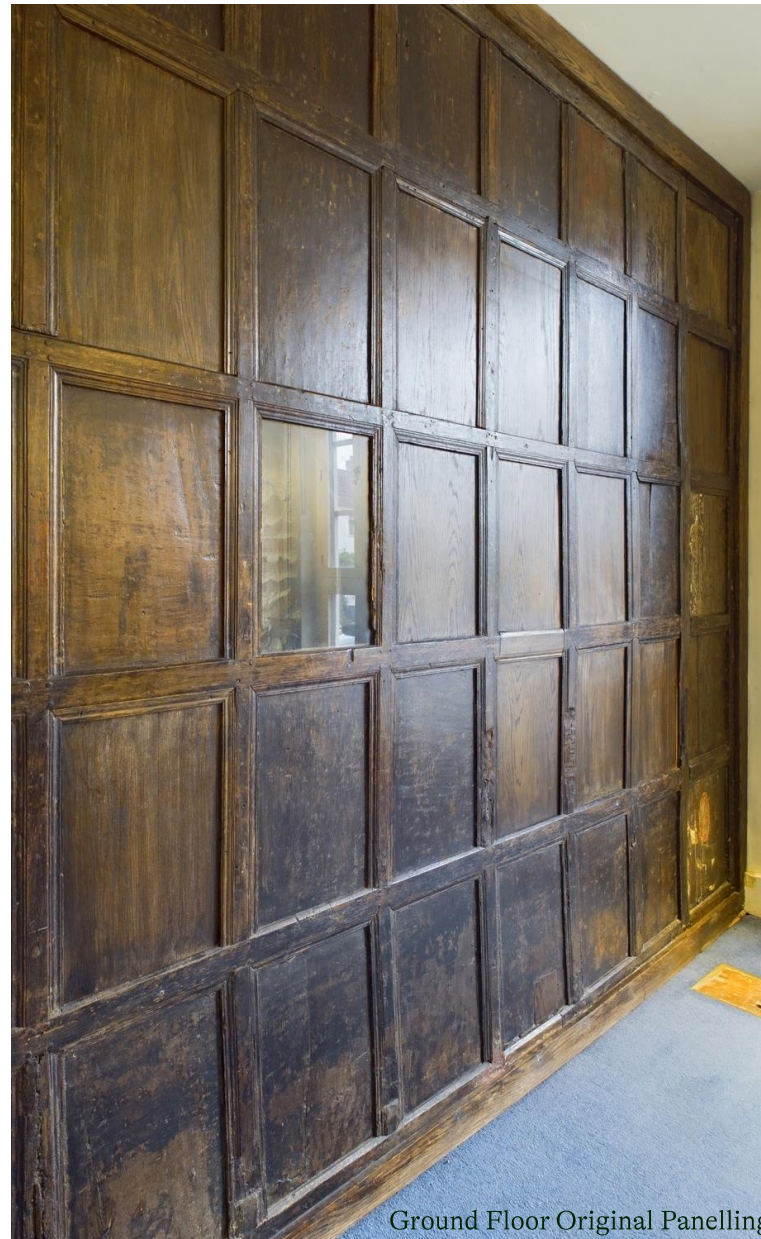


Description

- 79 Essex Road is a late 17th century Grade II listed townhouse. The building comprises 2,973 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, including a moulded mahogany staircase and wood panelling.
- The property benefits from one dedicated parking space (held on separate licence).

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



Ground Floor Original Panelling

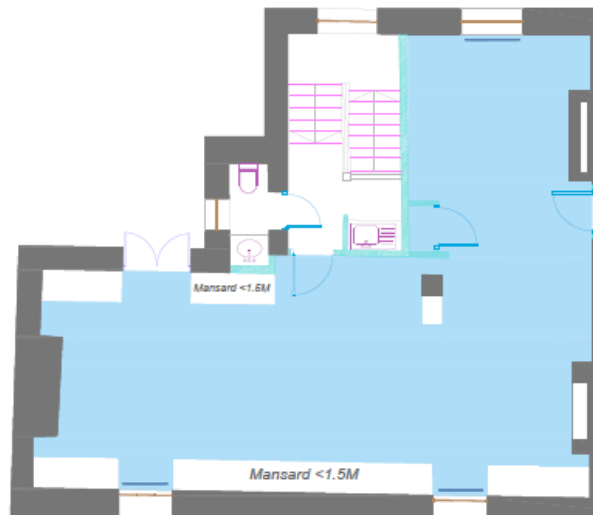


Part First Floor

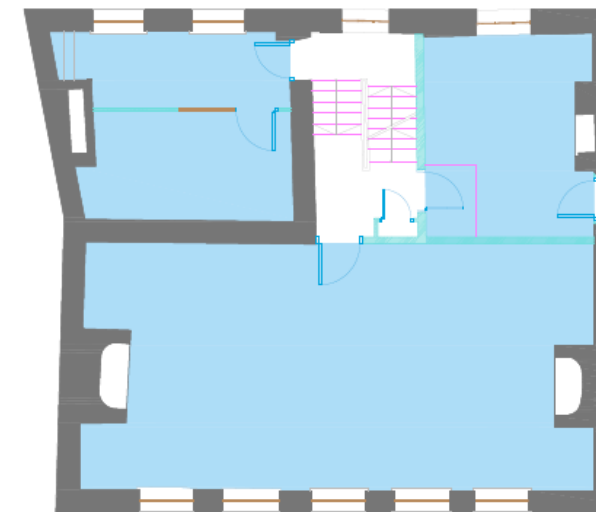
Accommodation and Floor Area

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

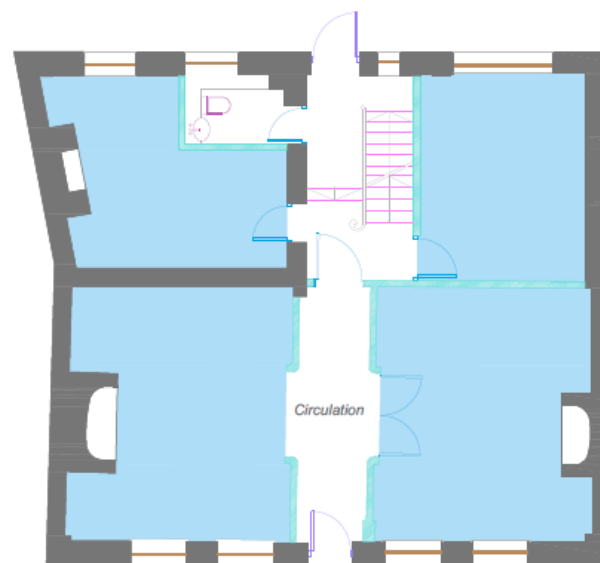
Floor	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
2 nd	661	56.8	859	79.8
1 st	936	87.0	1,156	107.4
G	807	75.0	1,161	107.9
LG (inc. Vault)	617	57.4	922	85.7
	2,973	276.2	4,099	380.8



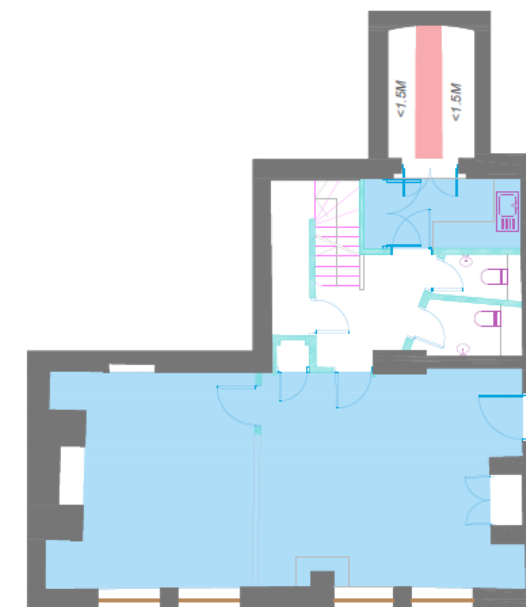
Second Floor



First Floor



Ground Floor



Lower Ground Floor

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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
- Wooden floors
- Feature staircases
- Front Courtyard
- Un-refurbished



Part Ground Floor

Further information



Planning

The property is located within the London Borough of Islington.

The property is Grade II Listed.

Tenure

Freehold

EPC

Available upon request

81-83 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 £1,412,000 reflecting a capital value of £475 per square foot, subject to contract and exclusive of VAT



For more information please contact:



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