



STIRLING  
ACKROYD

**TO LET**

**36 Danbury Street,  
Ground Floor, London, N1  
8JU**

**982 sq ft**

Charming self-contained  
office / retail showroom /  
studio in a period  
converted terrace  
moments from Angel  
station.



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

36 Danbury Street is a beautiful ground and lower ground floor office / retail showroom / studio set within a period Georgian terrace in a quiet street just off the regent's canal in Islington.

Benefiting from excellent natural light and high ceilings, providing a unique working environment. The space has character features throughout with parquet wooden floor, period fireplace and large shop style windows to the front.

An attractive fully fitted bathroom is located on the stairwell landing between both floors with a large open plan lower ground that leads through to a modern kitchen/breakdown, vault storage and additional WC.

The real gem of this space is the private courtyard garden or sun trap as some may call it, to the rear which also has an outbuilding providing more storage opportunities.



## Key points

- Attractive Glazed Shopfront
- Private Garden/Sun Trap
- Parquet Wooden Flooring
- Fully Fitted Modern Kitchen
- Break Out / Snug Area
- Period Fitted Bathroom
- Vault Storage

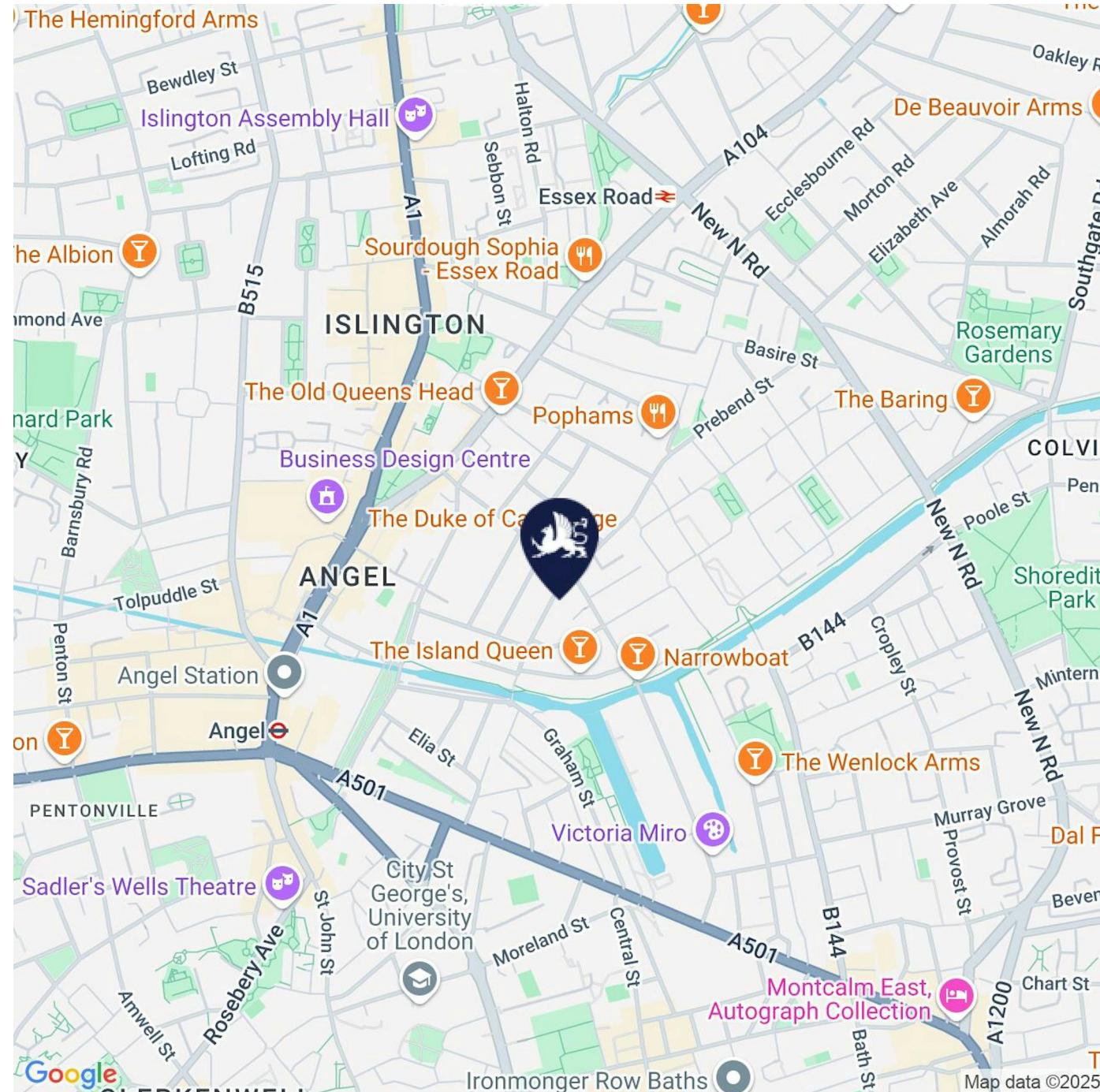


## Location

Situated on Danbury Street in the heart of Angel between Noel Street and St Peter's Street and a short walk to Upper Street and Camden Passage.

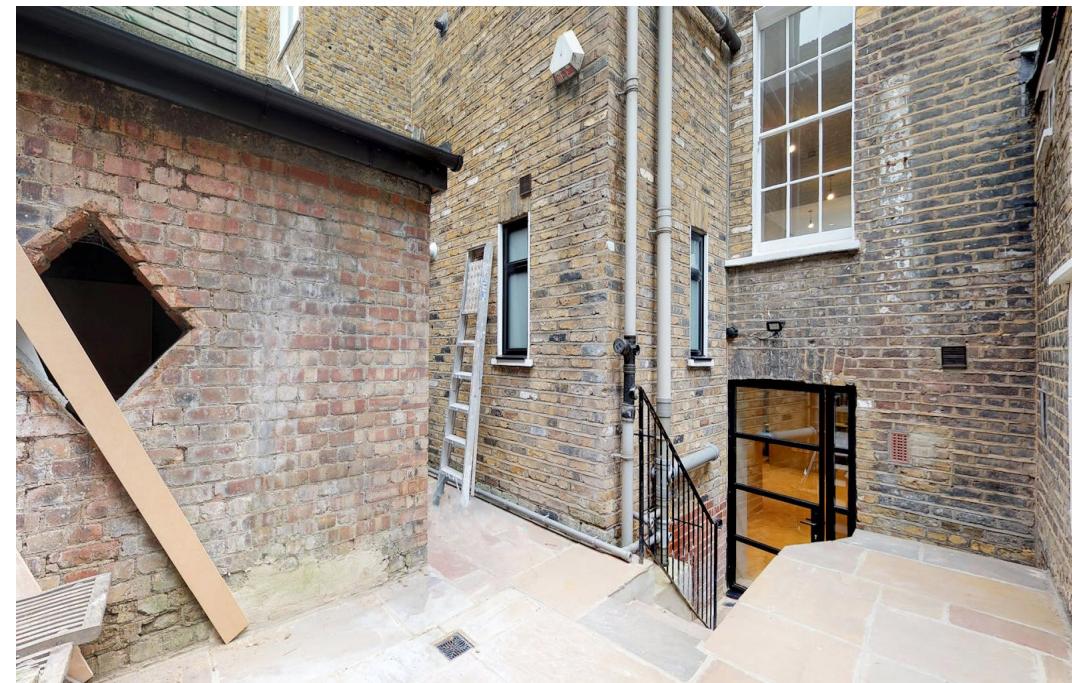
There are a fantastic range of shops, restaurants and bars including MUST Wine Bar, Two More Beers, Bruno's, Grillstack Steakhouse and Sanjugo Angel.

Angel Tube Station (Northern Line) is a 5-7 minute walk, providing great links to Shoreditch, The City, Kings Cross and London Bridge alongside multiple bus routes in and out of the City close by.



## Transport Links

-  Angel 0.3 Miles
-  Essex Road 0.5 Miles
-  Old Street 0.8 Miles
-  Highbury and Islington 0.9 Miles



## Rents, Rates & Charges

Lease	New Lease
Rent	£35,000 per annum
Rates	£5.70 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

## Viewing & Further Information



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