

67A HALLIFORD STREET

ISLINGTON, N1 3HF

FOREST
REAL ESTATE

TO LET

1,007 SQ FT

A Retail/Leisure Unit with High Footfall and Glass Frontage.

Key Features

- Great Natural Light
- Self-Contained
- Toilet and Shower
- High Footfall
- Amazing Location
- Electric Shutter
- Sky Lights

67A Halliford Street
Islington, N1 3HF





Description

The property was constructed circa 2005 and benefits from a prominent frontage onto Halliford Street.

Internally, the space is predominantly open plan, with an approximate built depth of 17.78m (58'4"), a width of 4.48m (14'8") widening to 6.87m (22'6"), and a frontage measuring 4.97m (16'3").

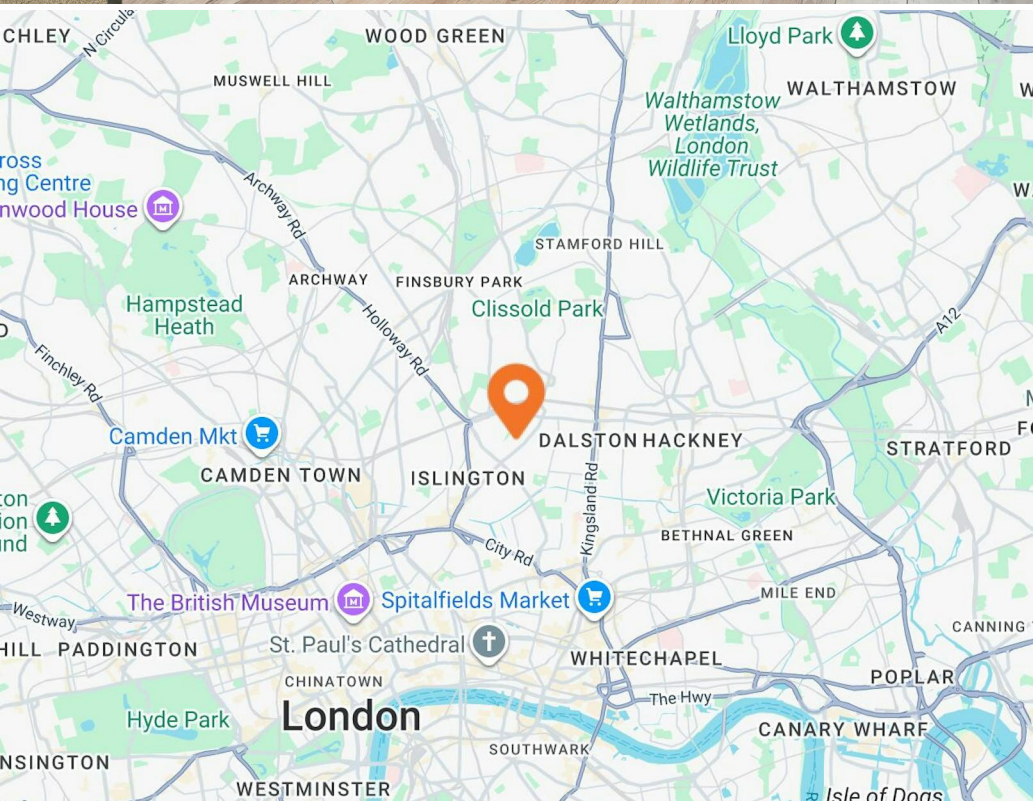
The premises feature a modern fitted kitchen with laminate worktops and ample storage units, as well as a contemporary shower room and WC. Additional amenities include a secure entrance with security shutters, laminate flooring, suspended ceilings, modern lighting, and skylights that provide excellent natural light throughout.

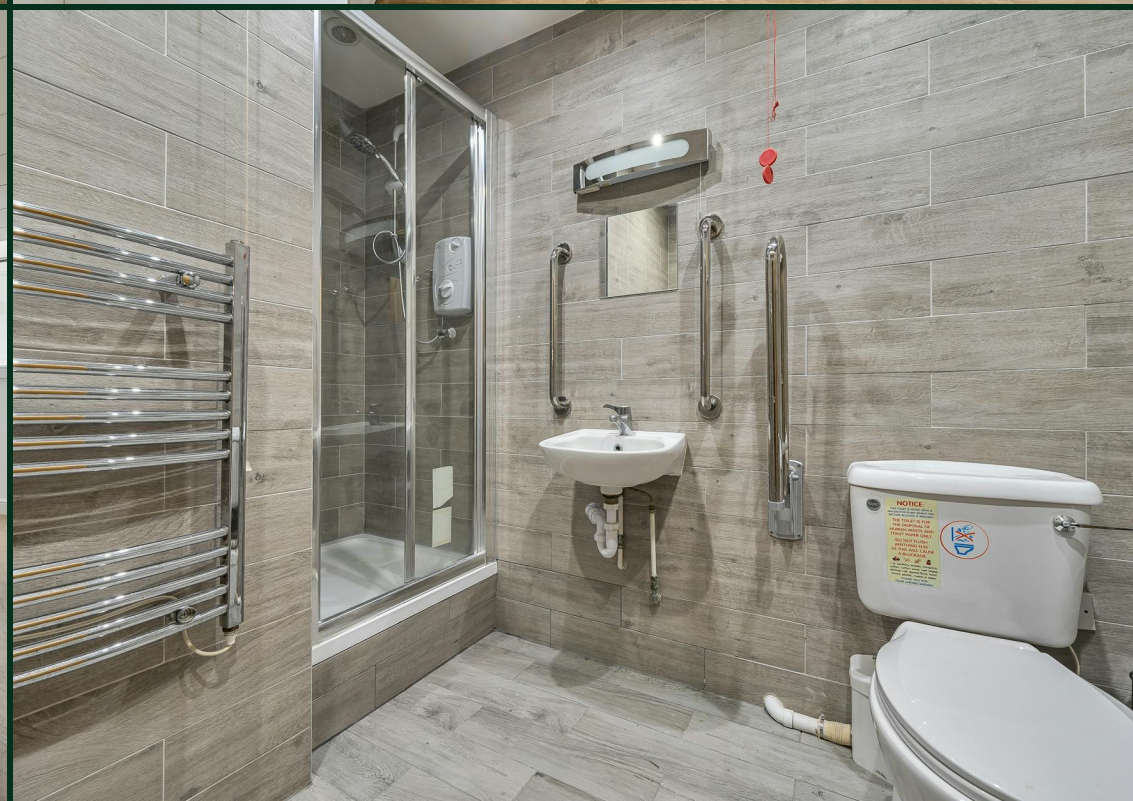
The surrounding area is home to a range of occupiers, including a printers, dentists, a film production company, and picture framers. The building has been occupied by a firm of solicitors for many years.

Location

The property is prominently located within a small parade of shops on Halliford Street, close to its junction with Essex Road in the heart of Islington. Essex Road is a well-established thoroughfare connecting Islington Green to Newington Green, and forms part of a vibrant mixed-use area with a variety of retail, professional, and residential occupiers.

The location benefits from excellent transport connectivity. Essex Road Station (National Rail) is within a short walking distance, while Angel (Northern Line) and Highbury & Islington (Victoria Line, London Overground, and National Rail) stations are also easily accessible, providing quick and convenient links to the City, West End, and beyond.





Availability

Lease	New Lease
Rent	£28,000 per annum
Rates	£11,601 per annum
Service Charge	£1,451.85 per annum Inclusive of Building Insurance
VAT	Applicable
EPC	C (71)

Contact

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
Oak House, Reeds Crescent, Watford, WD24 4QP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

67A Halliford Street
Islington, N1 3HF

F O R E S T
REAL ESTATE