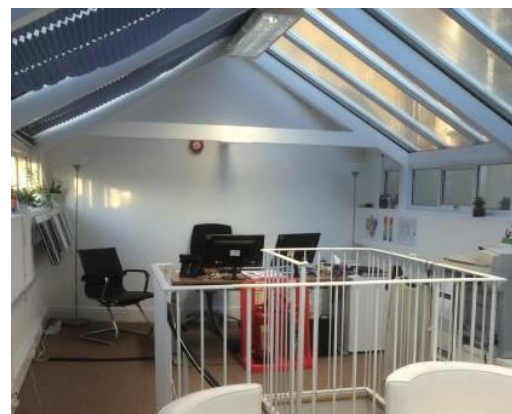


OFFICE (B1 USE) TO LET



313-314 Upper Street, Angel, N1 2QX

1st Floor Office Suite in the Heart of Islington

AREA: 1,491 sq.ft (139 sq.m) approx. | **RENT:** £36,000 PAX (£24 per sq.ft)

LOCATION:

The building is located in a prime location on Upper Street, at its junction with Gaskin Street. Upper Street is the main commercial thoroughfare of Islington and provides fantastic amenities with an extensive range of retail shops, restaurants and bars surrounding the subject building.

Angel Underground Station (Northern Line and Crossrail from 2018) and Highbury & Islington Underground Station (Victoria Line and Overground) are approximately ½ a mile to the south and north respectively of the subject property.

DESCRIPTION:

The office suite is on the 1st and mezzanine floors of this character building situated in the heart of Islington. The suite is open plan with its own WC and shared use of a kitchen on the 2nd floor. The space has a mezzanine meeting room and also mezzanine office both with good natural light. The space benefits from spotlights, good natural light and ceiling height, part carpeted/part wooden floors, gas central heating, entry phone system and fire alarm.

Regulated by:



OFFICE (B1 USE) TO LET



313-314 Upper Street, Angel, N1 2QX

USE CLASS: Office (B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	1,491	139
TOTAL	1,491 sq.ft	139 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Office B1 Use
- Mezzanine floor
- Period building
- Desirable Location
- Rent- £36,000
- Rateable Value of £38,000
- 1,491 sq.ft
- New lease available

TERMS:

Assignment of the existing lease due to expire on 28th September 2019 or a new lease may be available on terms to be agreed.

RENT: £36,000 PAX (£24 per sq.ft)

RATES PAYABLE: Rateable Value of £38,000

VAT: To be confirmed

SERVICE CHARGE: To be confirmed

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

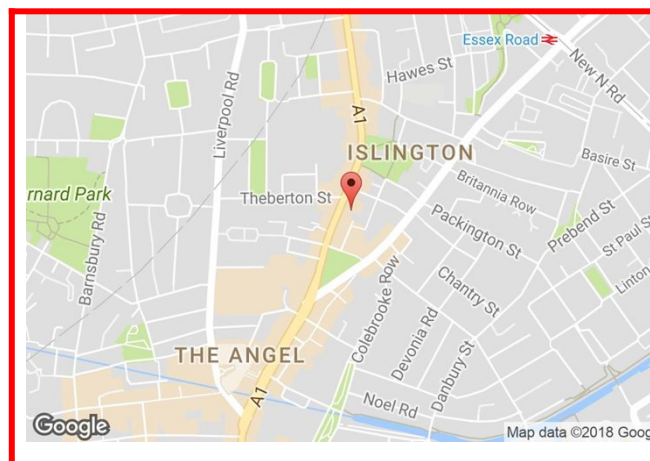
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