



**AVAILABLE TO LET**

## Suite 5, Islington House, Upper Street, N1

313-314 Upper street, London N1 2XQ



Office for rent, 553 sq ft, £30.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/43951-islington-house-upper-street-n1-313-314-upper-street>

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## An open plan office situated within a character building ideally located in the heart of Angel

Ideal for occupiers looking for an economical office space in the prominent London Road, Upper Street.

Situated on the corner of Upper Street and Gaskin Street, this character end of terrace building is arranged over 5 floors, providing a mix of retail and office accommodation. Located in the heart of Angel, Islington it is within easy walking distance of both Angel and Essex Road stations benefiting also from numerous bus routes. The area is well served by numerous cafes, bars and restaurants including Cote Brasserie, Five Guys and Meat Liquor. There are also two green areas being the grounds around St Marys Church and Islington Green, ideal for lunch break in those good weather days.

### Highlights

- VR TOUR AVAILABLE
- 553 sq ft
- Open plan layout
- Communal WCs
- Good natural light
- Good ceiling heights
- Available immediately
- Communal kitchen

### Property details

<b>Rent</b>	£30.00 psf
<b>Est. S/C</b>	£6.00 psf
<b>S/C Details</b>	Contribution to building insurance £485.83 pa
<b>Est. rates payable</b>	£7,733 per annum
<b>Building type</b>	Office
<b>Size</b>	553 Sq ft
<b>VAT charges</b>	Not VAT applicable
<b>Lease details</b>	Offered on a new full repairing and insuring lease for a term to be agreed.

### More information

[Visit microsite](#)

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### Contact us

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