



**AVAILABLE TO LET**

## Islington House, Upper Street, N1

313-314 Upper street, London N1 2QX



Office for rent, 605 sq ft, £27.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/40353-islington-house-upper-street-n1-313-314-upper-street>

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## 605 sq ft third floor open plan unit to let

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 benefitting 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.

The unit is located on the 3rd floor and provides an open plan layout. Benefiting from good natural light, carpet, entry phone system, perimeter trunking, spotlights and WC & sink.

### Highlights

- Open plan layout
- Good natural light
- Carpeted floor
- Entry phone system
- Perimeter trunking
- Spotlights
- WC

### Property details

Rent	£27.50 psf
Est. S/C	£12.00 psf £7,263 per annum
Est. rates payable	£11.36 psf £6,874 per annum
Building type	Office
Available from	09/08/2019
Size	605 Sq ft

**Lease details** Offered on a new full repairing and insuring lease for a term to be agreed.

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Suite 8	Third Floor	605	£27.50	£12.00	£11.36	£30,774.30	Available

### More information

[Visit microsite](#)

<https://realla.co/m/40353-islington-house-upper-street-n1-313-314-upper-street>

### Contact us

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Quote reference: RENT-40333

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