



**RENT REDUCTION - NOW £32,000 PER ANNUM**

## 36 Danbury Street, N1

36 Danbury St, London N1 8JU



Office for rent, 982 sq ft, £32,000 per annum

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/42997-36-danbury-street-n1-36-danbury-st>

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## Ground and lower ground floor available to let situated within a period Georgian terrace building in Islington - VR tour available on microsite

36 Danbury Street is a beautiful ground and lower ground floor office set within a period Georgian terrace in a quiet street just off the regent's canal in Islington. Situated in between Noel Street and St Peter's Street and a short walk to Upper Street where one can find the fantastic shops, restaurants and bars and also Angel tube station, nearby City Road provides easy links to Shoreditch, Clerkenwell and beyond.

The office itself has been lovingly refurbished by the new owners who have paid particular attention to finishes ensuring the premises provide a unique working environment. With new parquet wooden floor throughout, beautiful fireplace and large shop style windows to the front and more windows to the rear, wc and bathroom to the half landing and kitchen, vault storage and additional WC. Furthermore the lower ground leads out to a private courtyard with outbuilding providing more storage opportunities.

### Highlights

- New parquet wooden flooring
- WC and bathroom
- Fully fitted kitchen
- Vault storage
- Private rear yard

### Property details

Rent	£32,000 per annum
S/C Details	TBC
Est. rates payable	£7,560 per annum
Building type	Office
Size	982 Sq ft
VAT charges	VAT not applicable
Lease details	Offered on a new full repairing and insuring lease for a term up to 5 years

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Notes	Status
Ground Floor	425	£32.58	£7.70	£17,119.00		Available
Lower Ground Floor	557	£32.58	£7.70	£22,435.96	Includes vault	Available
<b>Total</b>	<b>982</b>			<b>£39,554.96</b>		

### More information

[Visit microsite](#)

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### Contact us

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Quote reference: RENT-42997

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