

TO LET

OFFICE SPACE AVAILABLE WITHIN COURTYARD DEVELOPMENT CLOSE TO UPPER STREET

MAPLES BUSINESS CENTRE, SUITE E, 144 LIVERPOOL ROAD, LONDON, N1 1LA
1,717 SQ. FT (159.5 SQ. M)



Currell

020 7354 5050

LOCATION

The development is situated on Liverpool Road and close to its junction with Gibson Square and Theberton Street. The immediate surrounding area is a mix of retail and office users with residential surrounding. Excellent amenities for staff are close by with multiples such as Sainsbury's and Marks & Spencer and numerous restaurants.

The property is well located within ten minutes' walk of The Angel. Easy access to the City is provided via Angel Underground Station (Northern Line).

DESCRIPTION

Comprises a character office unit within a gated development providing a number of office/studio spaces based around a central courtyard.

The unit is on the first floor of this development and benefits from excellent natural light and a Juliette balcony overlooking the courtyard.

The space is open plan with a kitchen and male and female WCs and benefits from wooden flooring, suspended ceiling with integral Cat II lighting, surface mounted air conditioning, gas central heating (untested), video entryphone and is in excellent decorative order.

ACCOMMODATION

From our on-site measurement we have estimated that the space extends to approximately 1,717 sq. ft. net internal area (159.5 sq. m).

TERMS

New fully repairing and insuring lease for a term to be agreed

RENTAL

Only **£47,000** per annum exclusive of business rates, service charge and VAT, if applicable.

BUSINESS RATES

All interested parties are advised to confirm the current rates payable with the Local Authority.

SERVICE CHARGE

Estimated service charge for 2017/2018 is approx. £6 per sq ft.

ENERGY PERFORMANCE CERTIFICATE

Energy performance Asset Rating – D

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment with sole agent:

Currell Commercial Ltd.

Jon Morell
DDI – 020 7096 2785
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Dean Marks
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For more information on our properties please visit our website – www.currell.com/commercial

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