

Commercial Office Space

2,287 sq. ft. / 212.5 sq. m.

First floor office to let opposite Angel Station

TO LET

3-5 Islington High Street, Angel, London N1 9LQ



LOCATION

Located on the doorstep of Angel Station, the building is situated in the heart of Angel's lively social scene. There is a fantastic range of restaurants, cafes and bars not to mention a wide selection of retail opportunities. Increasingly popular as an office location, not only do you benefit from the amenities in the immediate area, but you are one stop from Kings Cross and all there is to offer there, not to mention the easy access into wider Central London.

TRANSPORT

Angel (Northern line)

Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria lines, National Rail and Eurostar)

Various bus routes



DESCRIPTION

Located on the first floor and overlooking Islington High Street, the office benefits from excellent floor to ceiling height throughout.

The space is largely open plan with the ability to add further partitioning if required. There is excellent natural daylight, LED lighting and air conditioning.

AMENITIES

- Large picture windows and sky lights
- Prime location opposite Angel Station
- Open plan office space
- Excellent floor to ceiling height throughout
- Excellent natural daylight
- LED lighting
- Air conditioning / heating
- Fitted kitchen
- Demised WC & shower

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	2,287	212.5

LEASE

A new flexible lease is available.

VAT

The property is elected for VAT.

RENT

Per Annum	Per sq. ft.
£80,000.00	£35.00

SERVICE CHARGE

Per Annum	Per sq. ft.
£5,670.85	£2.48

BUSINESS RATES

We understand the rates payable for 2025/26 are as follows:

Per Annum	Per sq. ft.
£32,190.00	£14.08

Interested parties are advised to verify these figures with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£117,861.00	£9,822.00

PLEASE CONTACT

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