

Commercial Office Space

1,921 – 3,943 sq. ft.

Attractive Victorian warehouse building for rent as individual floors

TO LET

64 Essex Road, Islington, London N1 8LR



LOCATION

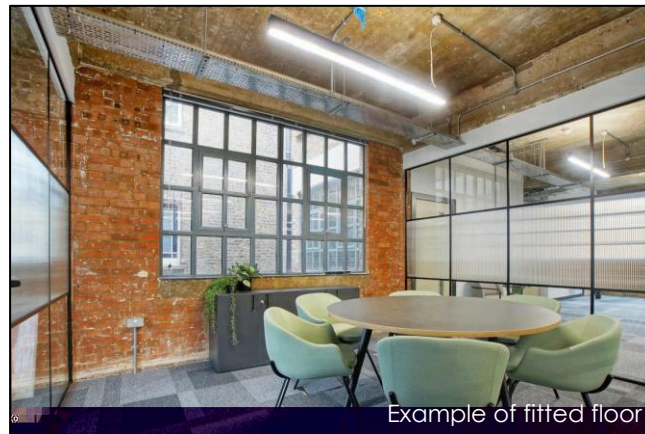
The property is located on Essex Road, mid distance between Islington Green and Essex Road Station. There are a great selection of cafes, bars, restaurants and shops around Islington Green, and both Angel Station and Essex Road Station are easily accessible.

TRANSPORT

Angel (Northern line)
Essex Road (National Rail)
Various bus routes
Santander Cycles

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The accommodation is set in this former warehouse building located just north of Islington Green. The suites benefit from excellent natural daylight, high ceilings and warehouse features.

Available for immediate occupation.

LEASE

New leases direct from the Landlord.

AMENITIES

- Excellent natural daylight
- Air conditioning
- Fully cabled
- Kitchenettes
- Fully fitted and furnished
- New LED lighting
- Intercom system
- Male and female WCs
- Great floor to ceiling height (3.1m)
- Turnkey solutions available by negotiation

Floor	Size	Rent	Service Charge	Rates	Total Occupational Costs	
	Sq. Ft.	Per Sq. Ft.	Per Sq. Ft.	Per Sq. Ft.	Per annum	PCM
Third	1,921	£35.00	£4.00	£11.53	£97,063	£8,088.58
Second	2,022	£39.50	£4.00	£13.93	£116,117	£9,676.42

PLEASE CONTACT

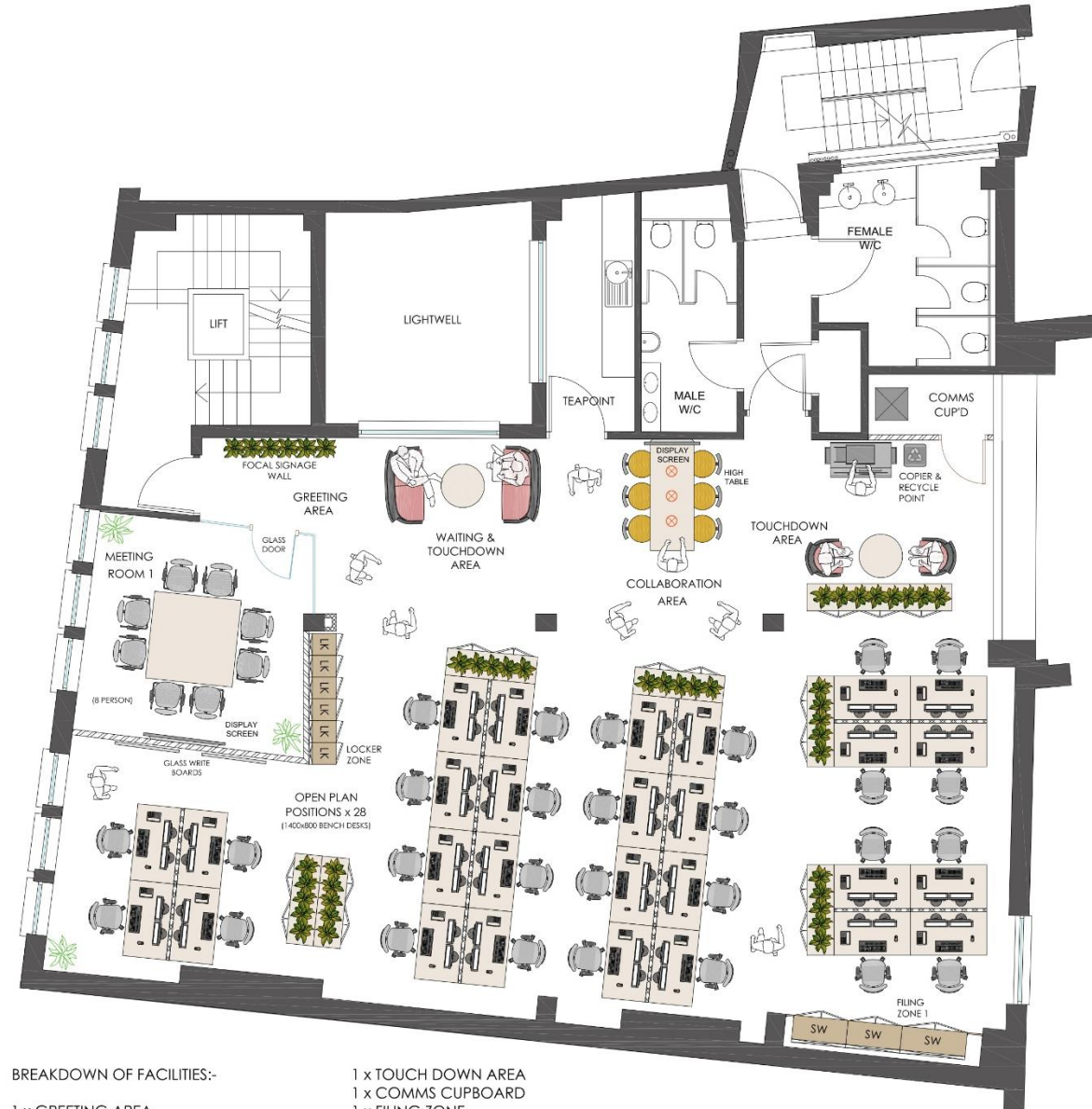
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FLOOR PLAN



BREAKDOWN OF FACILITIES:-

- 1 x GREETING AREA
- 1 x WAITING & TOUCHDOWN AREA
- 28 x OPEN PLAN POSITIONS (1400x800 BENCH)
- 1 x MEETING ROOM (8 PERSONS)
- 1 x COLLABORATION AREA

- 1 x TOUCH DOWN AREA
- 1 x COMMS CUPBOARD
- 1 x FILING ZONE
- 1 x COPIER & RECYCLE POINT
- 1 x LOCKER ZONE

TOTAL HEADCOUNT - 28 WORK POSITIONS

SECOND FLOOR PLAN