



## 3 Islington House

313-314 Upper Street, N1 2XQ

**First, Second and Third  
Floor available now at  
Islington House.**

**553 to 1,172 sq ft**  
(51.38 to 108.88 sq m)

- Good natural light
- Open Plan layout
- Units of varying sizes, 553 to 1510 sq ft
- Prime Islington position

# 3 Islington House, 313-314 Upper Street, London, N1 2XQ

## Description

A selection of units in a prime Islington commercial building

## Location

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 benefitinig 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.

## Accommodation

The accommodation comprises of the following

Name	Building type	Size	Tenure	Rent	Availability
1st – Suite 3	Office	1,172 sq ft	To let	£32.50 per sq ft	Available
1st – Suite 5	Office	553 sq ft	To let	£30 per sq ft	Available
2nd – Suite 6	Office	1,510 sq ft	To let	£32.50 per sq ft	Available
3rd – Suite 8	Office	605 sq ft	To let	£27.50 per sq ft	Available

## Specification

Good natural light

Open Plan lay out

Units of varying sizes, 463 to 1172 sq ft

Prime Islington position

## Viewings

Viewing strictly by appointment only

## Terms

A new full repairing and insuring lease for a term to be agreed



## Summary

Available Size	553 to 1,172 sq ft
Rent	£27.50 - £32.50 per sq ft
Rates Payable	£12.00 per sq ft
Service Charge	£6.00 per sq ft
EPC Rating	Upon Enquiry

## Viewing & Further Information



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