

Tel: 020 7336 1313

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**ANTON
PAGE** 

Commercial Office Space
11,550 sq. ft. / 1,073 sq. m.

Stunning, fitted HQ building by Highbury & Islington Station

TO LET

12-27 Swan Yard, Islington, London N1 1SD



LOCATION

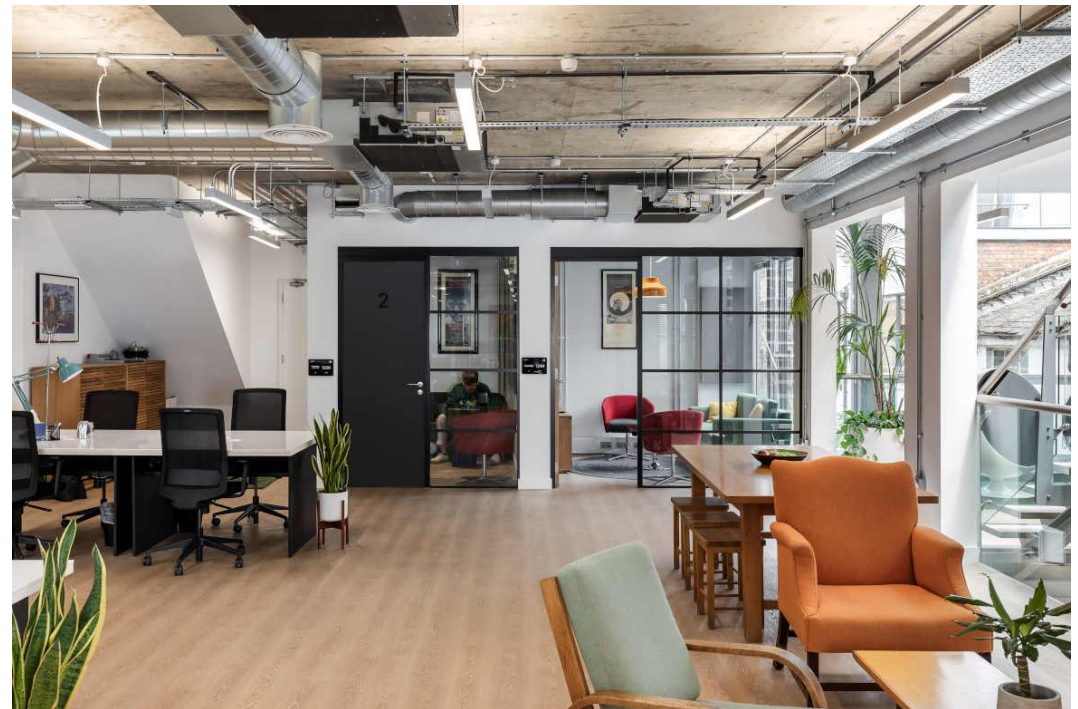
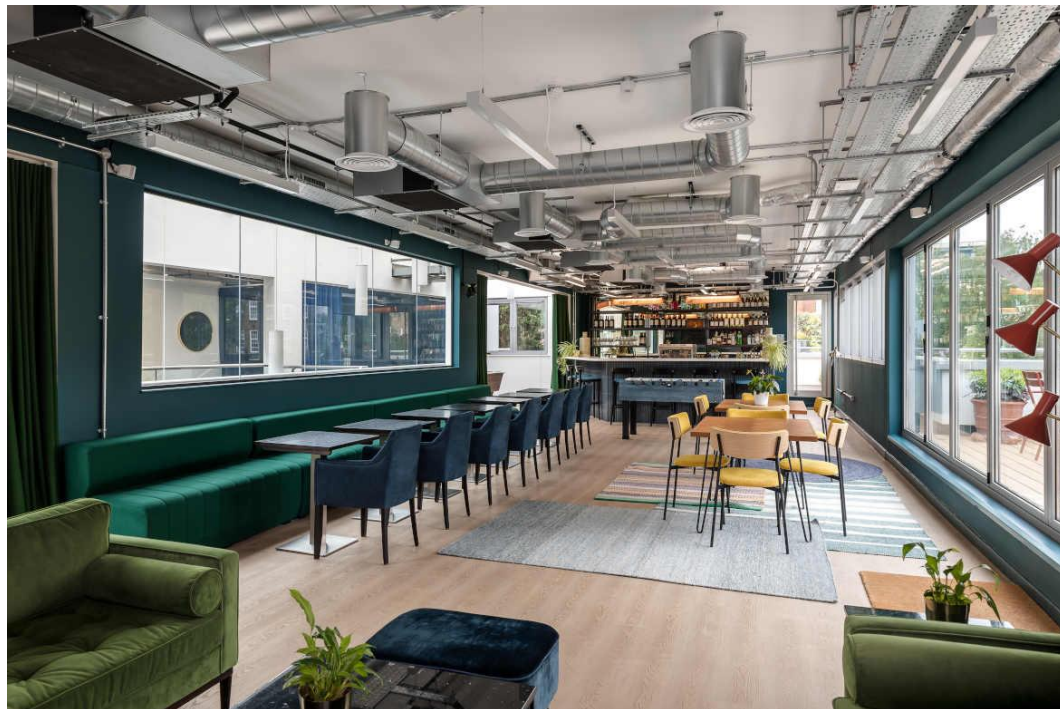
The space is located on Swan Yard, connecting Upper Street to Highbury & Islington Station. With access to the Victoria line, connecting you to Kings Cross and the West End, the property is also near to a wealth of amenities and restaurants in Upper Street, Islington.

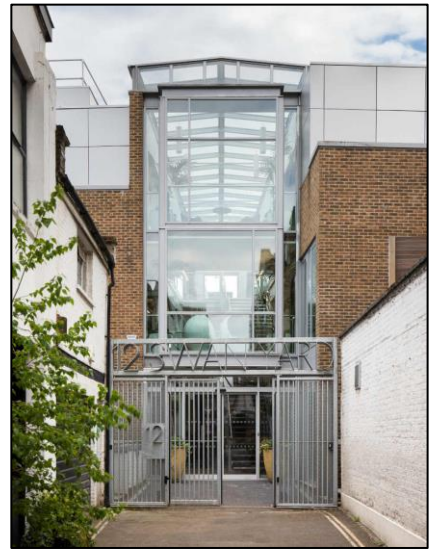
TRANSPORT

Highbury & Islington (Victoria line, Overground and National Rail)
Caledonian Road & Barnsbury (Overground)
Angel (Northern line)
Various bus routes

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

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DESCRIPTION

12-27 Swan Yard is a stunning, newly refurbished, fitted office building located in the heart of Islington.

Arranged from lower ground through to the second floor, this stylish building is fitted with a range of meeting rooms and breakout spaces, not to mention the impressive event space and terrace on the second floor.

AMENITIES

- Stunning self-contained HQ
- Prime Islington location
- End of trip facilities
- Modern fit out
- Modern AC & heating system
- Passenger lift
- Generous kitchen facilities
- Top floor bar / event space with private terrace

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	2,012	186.9
First	3,414	317.2
Ground	3,287	305.4
L. Ground	2,836	263.5
Total	11,550	1,073

FLOOR PLANS

Floor plans available upon request.

LEASE

A new lease direct from the freeholder.

RENT

Per sq. ft.	Per Annum
£47.50	£548,625

BUSINESS RATES

Per sq. ft.	Per Annum
£16.18	£186,875

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£735,500	£61,292

EPC

Rated EPC B

VAT

The building is elected for VAT.

PLEASE CONTACT

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