

Commercial Office Space

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

First floor office for sale opposite Angel Station with an approved change of use to residential.

FOR SALE

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

RESIDENTIAL PLANNING APPROVAL

The floor has the benefit of a change of use to residential under General Permitted Development.

Consent has been granted for one 4-bedroom residential apartment, or one 1-bedroom and one 2-bedroom residential apartments.

Approval notices available upon request.

Layout plans are attached.

APPROXIMATE FLOOR AREAS

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

TENURE

A new 999 year long leasehold interest.

VAT

The property is elected for VAT.

PRICE

£1,300,000 plus VAT

£568 per sq. ft.

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.

PLEASE CONTACT

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STRETTONS 020 7012 0061

Jon Morell jon.morell@strettons.co.uk

Secondary glazing to be installed internally on all windows to ensure noise levels are below minimum. Mechanical ventilation is proposed to allow for sufficient fresh air into the flats in accordance with building regulations.

Section 1

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0 31 15 30 45 60 75 90 105 120 135 150 165 180 195 210 225 240 255 270 285 300 315 330 345 360 375 390 405 420 435 450 465 480 495 510 525 540 555 570 585 600 615 630 645 660 675 690 705 720 735 750 765 780 795 810 825 840 855 870 885 900 915 930 945 960 975 990 1000



Do not scale. Use given dimensions only.
All dimensions to be checked in situ.
All drawings to be made in accordance with the Structural Engineering drawings.

3-5 ISLINGTON HIGH STREET

PROPOSED FIRST FLOOR PLAN

297A-D-101

297A-D-101

FOR PLANNING

Project Name	297A-D-101
Client	297A-D-101
Architect	297A-D-101
Structural Engineer	297A-D-101
Planning Officer	297A-D-101
Date	297A-D-101
Scale	297A-D-101
Sheet No.	297A-D-101
Total Sheets	297A-D-101

