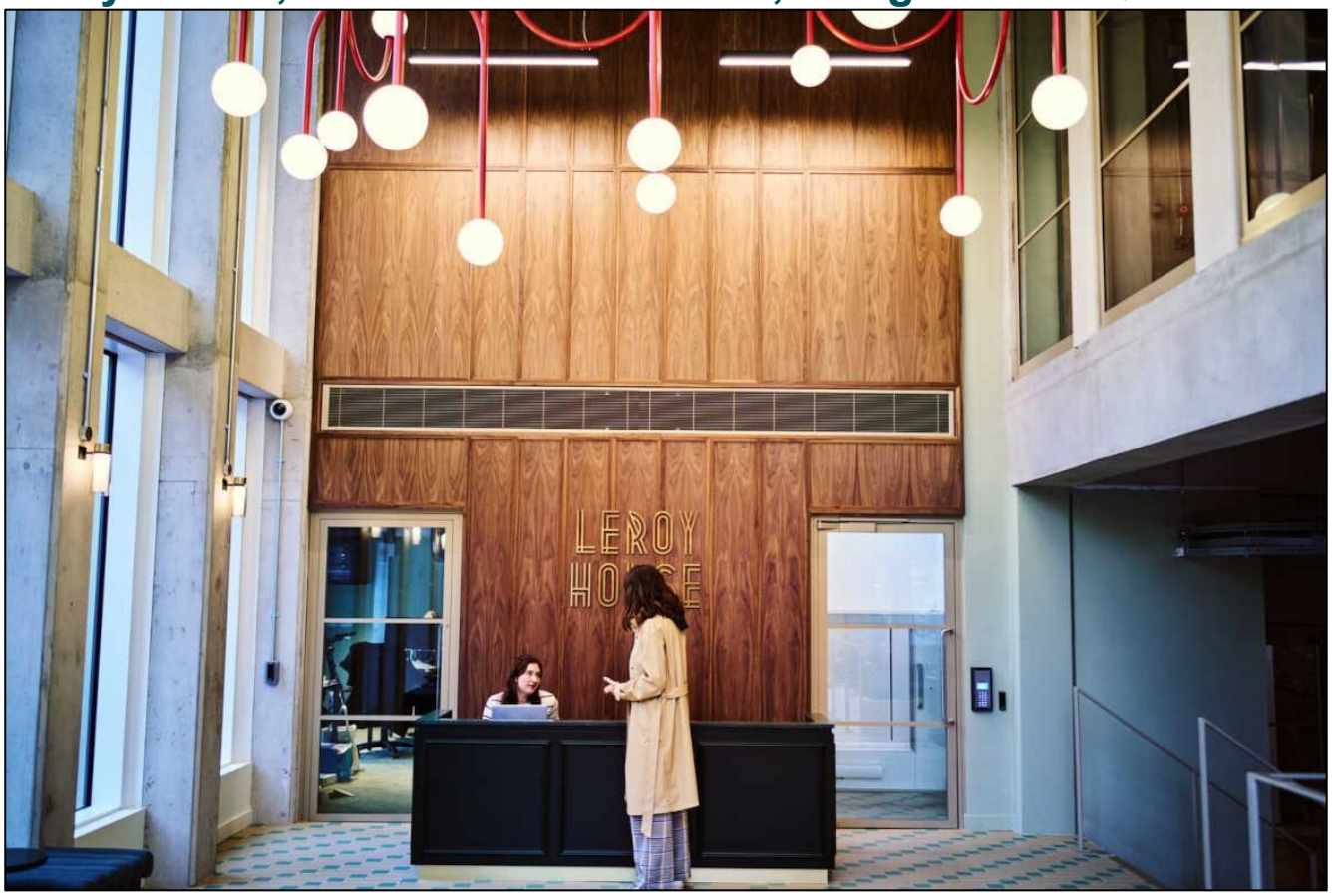
Commercial Office Space
182 – 1,250 sq. ft.
Brand new c.60,000 sq. ft. landmark office refurbishment from Workspace

TO LET

Leroy House, 434 – 436 Essex Road, Islington N1 3QP



LOCATION

Leroy House sits on the corner of Essex Road and Balls Pond Road in the heart of Islington. The building benefits from excellent transport links both via bus and train with Canonbury, Dalston Junction, Essex Road and Angel stations all within a short journeys distance. Beyond this, Islington is rich in amenities, and in Angel you have a wealth of eating, drinking and retail establishments that will never fail to entertain.

TRANSPORT

Canonbury (London Overground)
Essex Road (National Rail)
Angel (Northern line)
Dalston Junction (London Overground)
Highbury & Islington (Victoria line, London Overground & National Rail)

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DESCRIPTION

Leroy House is a c.60,000 sq. ft. best in class office redevelopment of a former jewellery factory designed by Piercy & Company. In its current form, the building provides modern, bright office space that will suit a range of creative occupiers.

The building benefits from a stunningly refurbished reception area with an onsite café as well as large communal areas on all floors with kitchen / eating areas, phone booths and bookable meeting rooms. The building also benefits from excellent end of trip facilities with a separate cycle entrance and over 100 spaces.

Available on flexible terms, the spaces are offered on an inclusive basis covering rent, service charge, electricity and Wi-Fi.

HIGHLIGHTS

- Range of small office suites
- Fully IT cabled and internet connected
- Inclusive pricing
- Manned reception
- On site café
- Communal eating facilities
- Bookable meeting rooms
- Communal phone booths
- Passenger lifts
- Showers & cycle storage
- Roof terrace
- Air conditioning / heating

APPROXIMATE FLOOR AREAS

Units ranging from 182 sq. ft. to 1,250 sq. ft.

TENANCY AGREEMENT

Standard tenancy agreement of 2 years, with rolling flexibility from six months

INCLUSIVE RENT

Rents are inclusive of service charge, electricity and Wi-Fi.

See enclosed availability and pricing schedule.

RATES

Business rates are also payable at a guide rate of £15 - £17 per sq. ft.

Interested parties should contact the London Borough of Islington to satisfy themselves with respect to business rates.

PLEASE CONTACT

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