

RIB

ROBERT IRVING BURNS



ESSEX ROAD

ISLINGTON, LONDON N1 8LR



TO LET

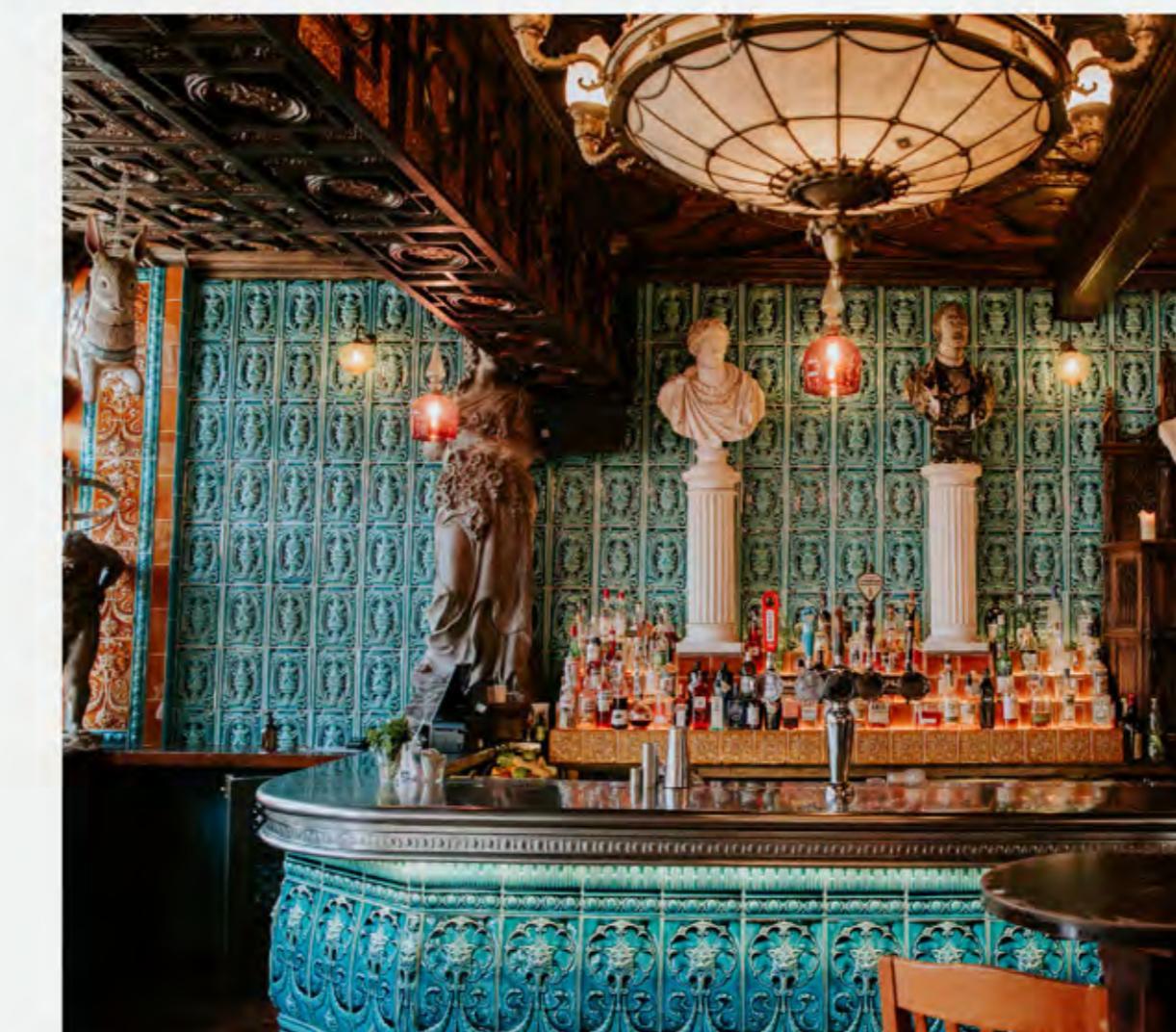
ATTRACTIVE VICTORIAN WAREHOUSE
BUILDING

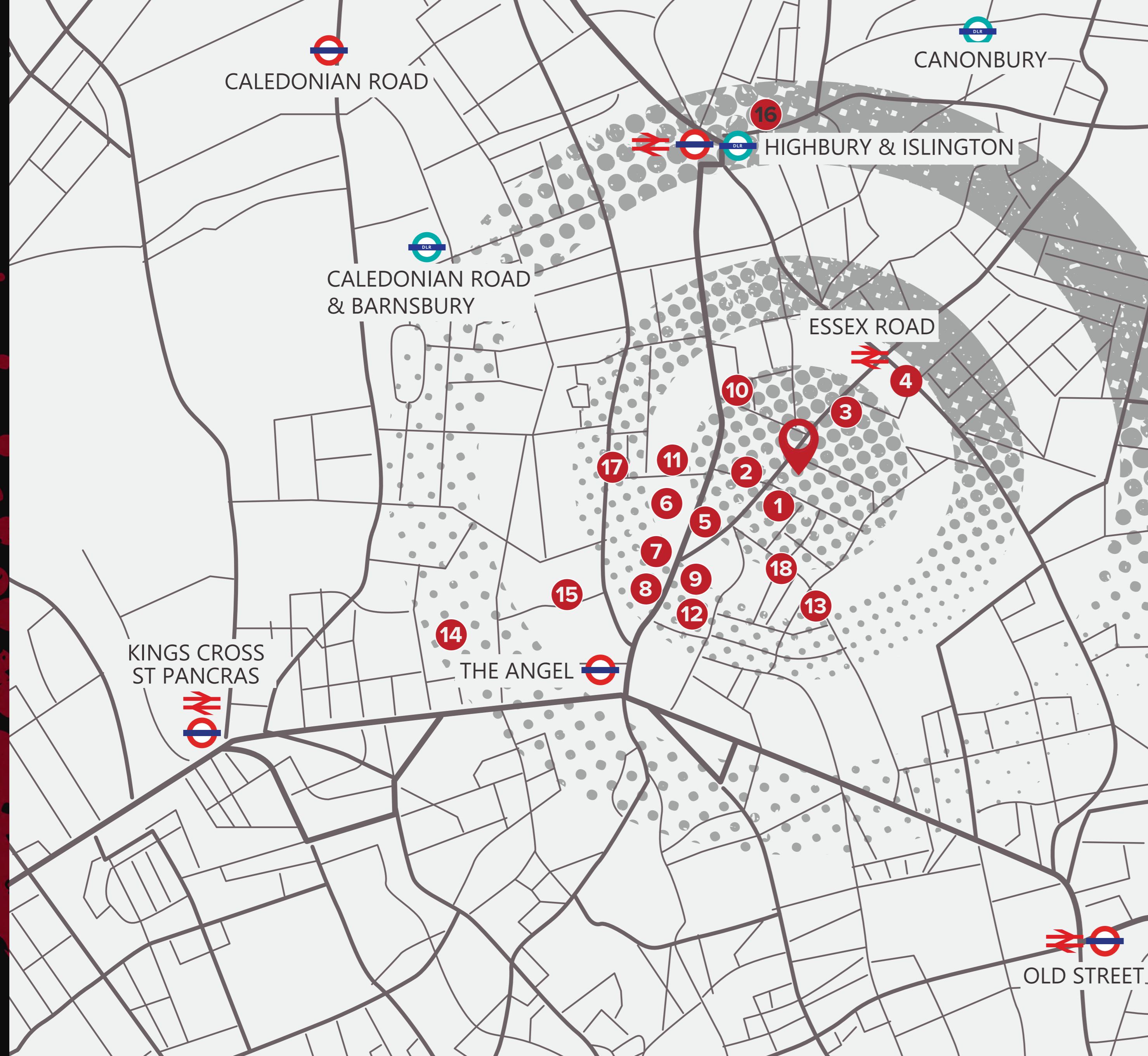
2ND & 3RD FLOOR
FROM 1,921 TO 3,943 SQ.FT

*SIX-MONTH LEASES ARE AVAILABLE, FOLLOWED BY ROLLING MUTUAL
BREAK OPTIONS THEREAFTER, WITH ONE MONTH'S NOTICE

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.





LOCAL OCCUPIERS

1. The Old Queens Head
2. Simmons Bar
3. Tierra Peru
4. Akari
5. Noci
6. Screen of the Green
7. Five Guys
8. Flight Club
9. Camden Head

10. Ottolenghi
11. Almeida Theatre
12. Camden Passage
13. The Duke of Cambridge
14. Little Georgia
15. Business Design Centre
16. Trullo
17. The Regent
18. Angel Comedy @ Bill Murray

Traveling times from 64 Essex Road to:

- Essex Road: 6 minutes
- Angel: 7 minutes
- Canonbury: 13 minutes

- Highbury & Islington: 15 minutes
- Old Street: 16 minutes
- King's Cross & St. Pancras: 16 minutes

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, warehouse features, 3m ceiling heights, AC (not tested) and excellent natural light from windows on three out of four sides.

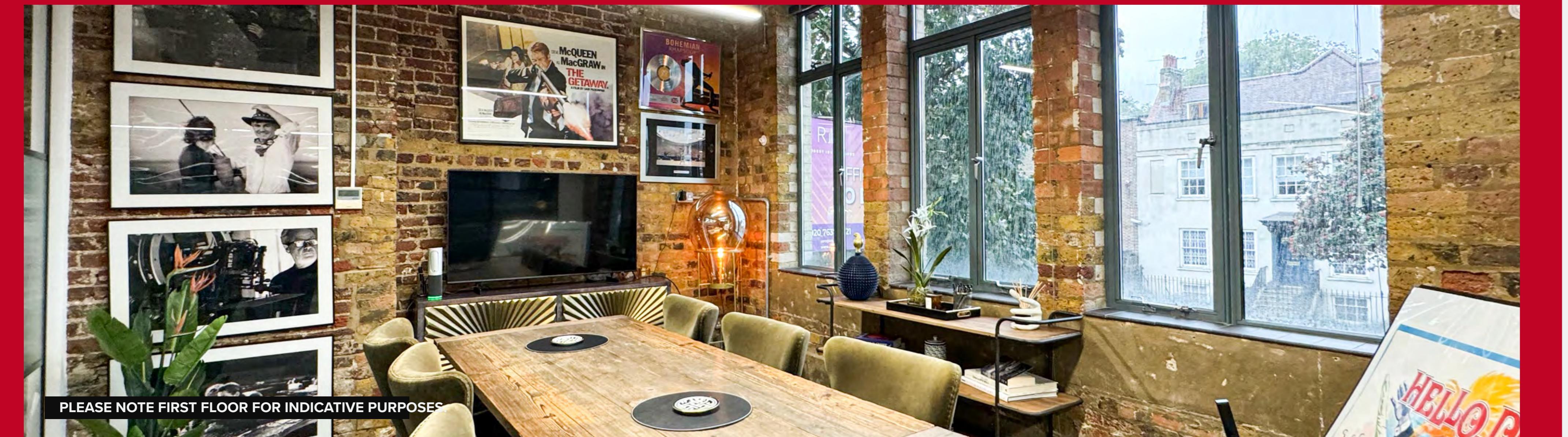
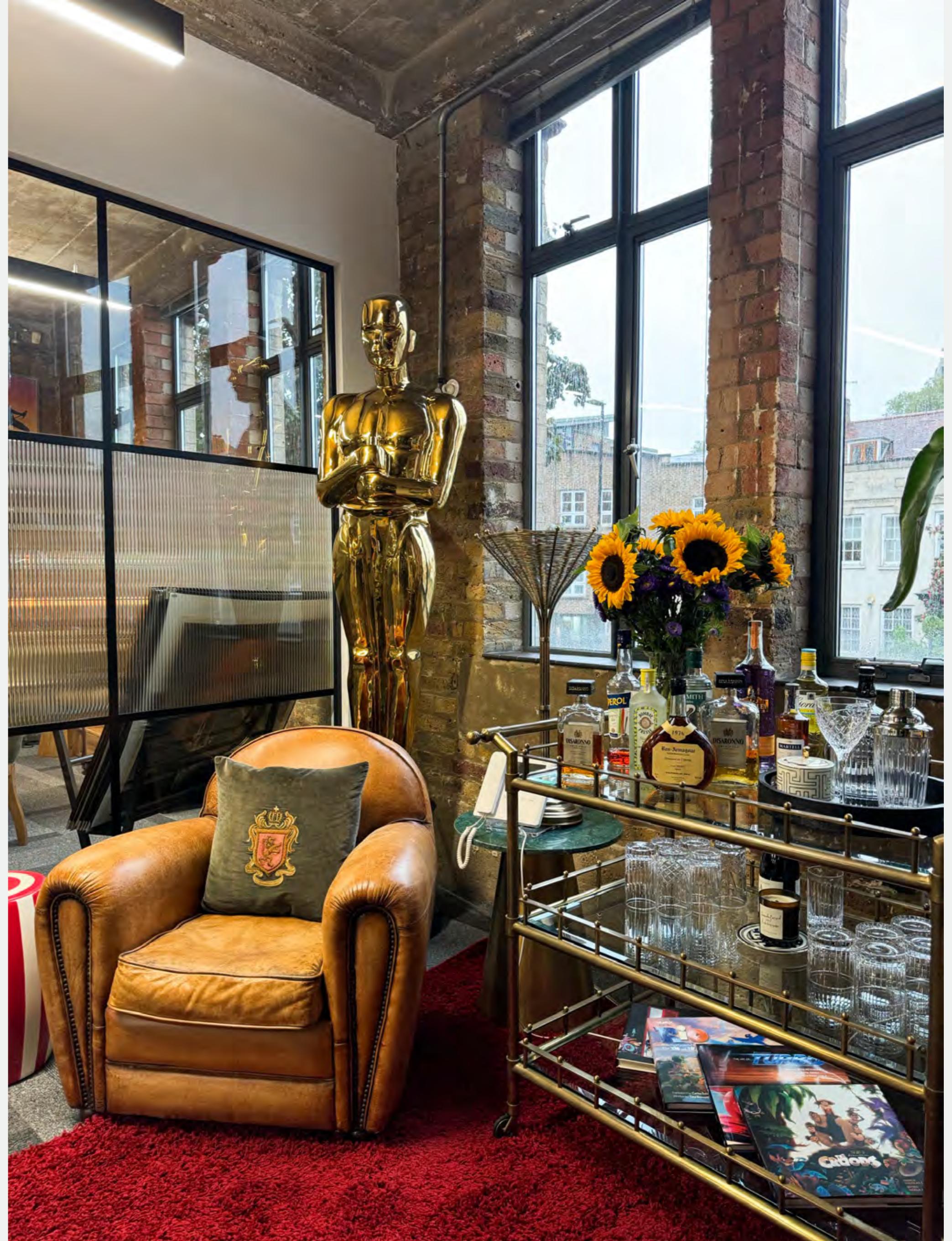
The second floor is due to be fitted out CAT A + (fully furnished).

AMENITIES

- Excellent natural light
- Air conditioning (not tested)
- New LED Lighting
- Fully cabled
- Exposed bricks
- Fully fitted kitchenettes (per floor)
- Intercom system
- Demised Male and Female WCs
- Great floor to ceiling height (3.1m)



PLEASE NOTE FIRST FLOOR FOR INDICATIVE PURPOSES.



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FLOOR PLAN

Not to scale.



1ST FLOOR

INDICATIVE FLOOR PLAN AS FITTED

FINANCIALS

FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
Size (sq. ft.)	2,022	1,921	3,943
Quoting Rent (p.a.) excl.	£79,869	£67,235	£147,104
Estimated Rates Payable (p.a.)	£29,696	£22,829	£52,525
Service Charge (p.a.)	£8,088	£7,684	£15,772
Estimated Occupancy Cost excl. (p. a.)	£117,653	£97,748	£215,401

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.



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SECOND FLOOR.



CONTACTS

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ROBERT IRVING BURNS



LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

Six-month leases are available, followed by rolling mutual break options thereafter, with one month's notice

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Available on request.

VIEWINGS

Strictly through Robert Irving Burns and our joint agents Anton Page.