

Local Community or Learning Floor Space

1,865 sq. ft. / 173 sq. m.

**Suitable for Creche, Education, Museum, Public Worship**

# TO LET

## **The Windsor Centre, 2-18 Britannia Row, Islington N1 8QG**



### **LOCATION**

The Windsor Centre is located off Essex Road in the heart of Islington, mid distance between Islington Green and Essex Road Station.

There are a great selection of public amenities, cafes, restaurants and shops around Islington Green, whilst both Angel and Essex Road stations are easily accessible.

### **TRANSPORT**

Angel (Northern line)

Essex Road (National Rail – Great Northern)

Various bus routes (No. 38, 56, 73, 341 & 476)



## DESCRIPTION

The accommodation comprises a ground floor suite in The Windsor Centre complex with its own self-contained entrance.

The space requires refurbishment which the landlord may be willing to undertake prior to a tenant taking occupation.

## USES

The property currently benefits for uses within local community or learning floor space. This includes the following:

- E(f)** Creche, day nursery or day centre (not including a residential use)
- F1(a)** Provision of education
- F1(b)** Display of works of art (otherwise than for sale or hire)
- F1(c)** Museums
- F1(d)** Public libraries or public reading rooms
- F1(e)** Public halls or exhibition halls
- F1(f)** Public worship or religious instruction (or in connection with such use)
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## APPROXIMATE FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
WG04	1,865	173.26

## LEASE

Flexible lease terms are available.

## RENT

Per Annum	Per sq. ft.
£55,000	£29.50

## SERVICE CHARGE

Per Annum	Per sq. ft.
£5,595	£3.00

## BUSINESS RATES

The property is not currently rated.

Interested parties must contact The London Borough of Islington for further information.

## PLEASE CONTACT

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