



STRETTONS

EST 1931

3 Islington High Street, Islington, London, N1 9LQ

NOBLE HOUSE

A MODERN BRITISH PUB

the PEACOCK

A MODERN BRITISH PUB

FOR SALE / TO LET

Office / Studio / Gallery

2,287 sq ft / 212.5 sq m

£1,300,000 / £80,000 per annum

Stunning Office/Studio in Prime Islington with Residential Planning Permission Granted



- Superb open plan space
- Excellent natural light
- High ceilings
- Air conditioning
- Modern fitted kitchen, shower and WC
- Small terrace housing a/c plant
- 999 long leasehold for sale
- Consent has been granted for one 4-bedroom residential apartment, or one 1-bedroom and one 2-bedroom residential apartments

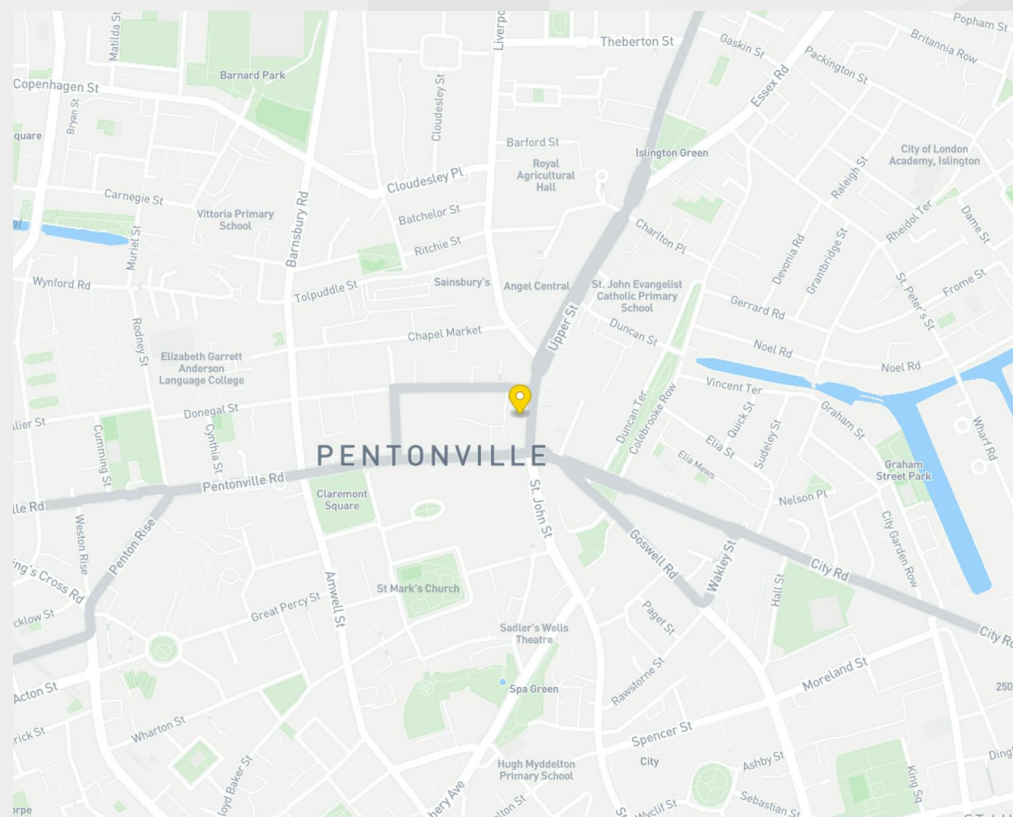


Description

A rare opportunity to acquire a 999-year long leasehold office/studio space in the heart of Angel, Islington. Situated on the first floor of a mid-terraced character building, the property offers a blend of period charm and modern finishes. The space currently offers a large open-plan office area with newly decorated flooring, leading to a second private office and boardroom. The office benefits from an impressive fit-out, air conditioning, high ceilings, and excellent natural light. The floor has the benefit of a change of use to residential under General Permitted Development.

Location

The property is situated in a prime location on Islington High Street, immediately adjacent to Upper Street, Islington's main commercial thoroughfare. Angel Underground Station (Northern Line) is directly opposite the building, Kings Cross Station is close by and numerous bus routes service the City, West End and Kings Cross.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	2,287	212.47	£34.98	£1,300,000	£14.08	£1.90	Available

Tenure

New Lease / Long Leasehold

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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