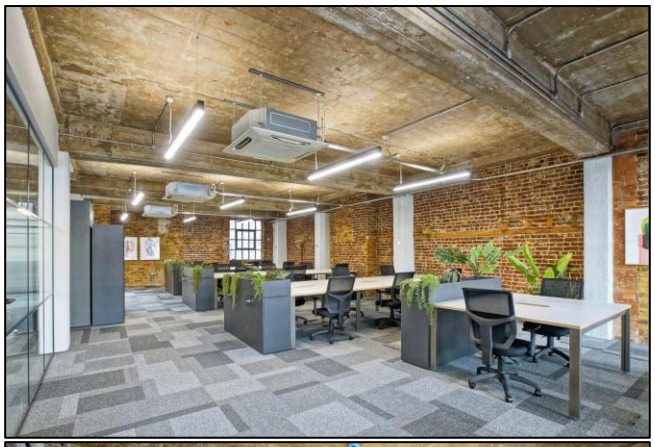
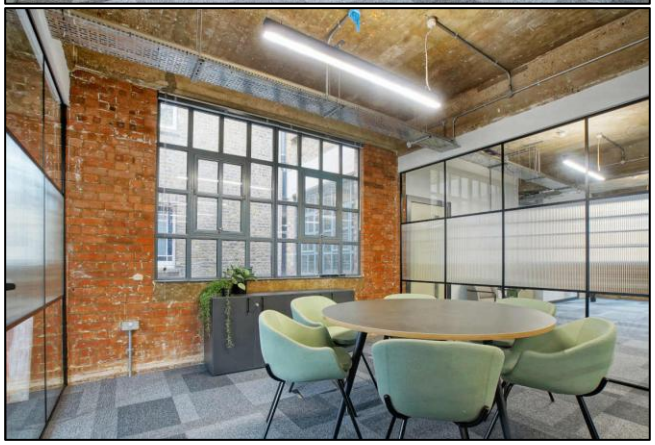
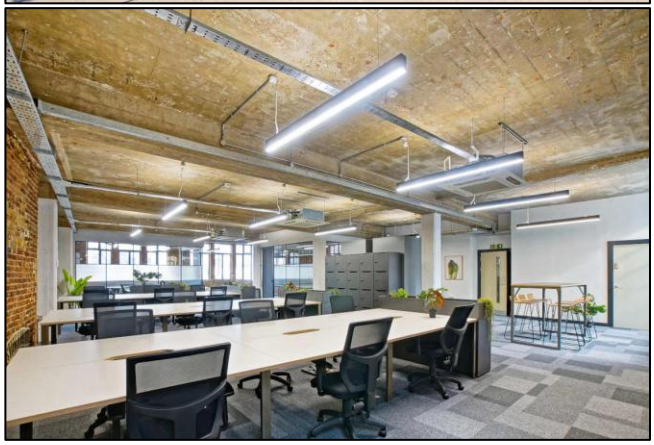
Commercial Office Space
20-28 desks & meeting rooms
Newly refurbished, fully fitted & furnished in the heart of Islington

MANAGED OFFICE

64 Essex Road, Islington, London N1 8LR



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.

TRANSPORT

Angel (Northern line)
Essex Road (National Rail)
Various bus routes
Santander Cycles

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.

FLOOR PLAN

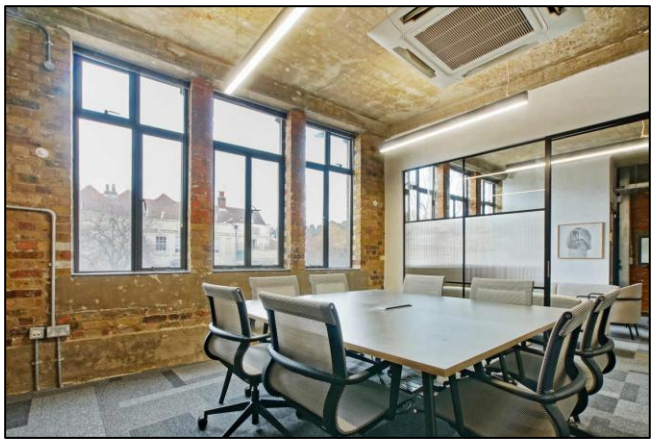


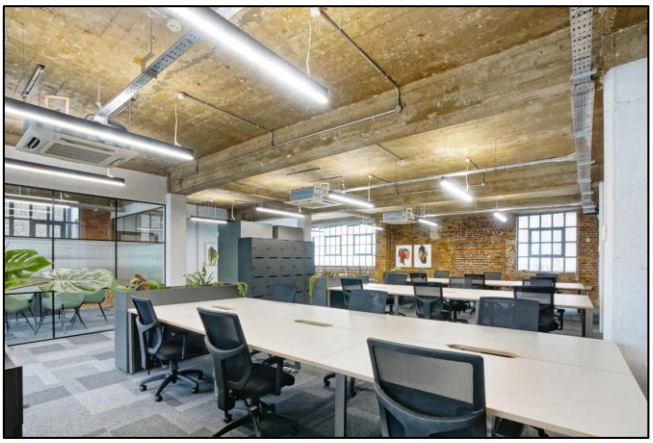
BREAKDOWN OF FACILITIES:-

1 x GREETING AREA
1 x WAITING & TOUCHDOWN AREA
28 x OPEN PLAN POSITIONS (1400x800 BENCH)
1 x MEETING ROOM (8 PERSONS)
1 x COLLABORATION AREA
1 x TOUCH DOWN AREA
1 x COMMS CUPBOARD
1 x FILING ZONE
1 x COPIER & RECYCLE POINT
1 x LOCKER ZONE

TOTAL HEADCOUNT - 28 WORK POSITIONS

SECOND FLOOR PLAN





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 and warehouse features.

The accommodation provides a stylish, fitted workspace that will appeal to media, technology and creative occupiers.

Available for immediate occupation.

AMENITIES

- 20-28 desks
- Private meeting rooms
- Excellent natural daylight
- Air conditioning
- Fully cabled
- Private kitchenette
- Great floor to ceiling height (3.1m)
- Fibre line installed

Floor	Size *Sq. Ft.*	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, IT & cleaning) *Per Sq. Ft.*	 *Per Calendar Month*
Third	1,921	20	£81.21	£13,000
Second	2,022	28	£77.15	£13,000

LEASE

A new lease direct from the Landlord.

PLEASE CONTACT

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