Commercial Office Space
1,921 – 3,943 sq. ft.
Attractive Victorian warehouse building for rent as individual floors

TO LET

64 Essex Road, Islington, London N1 8LR



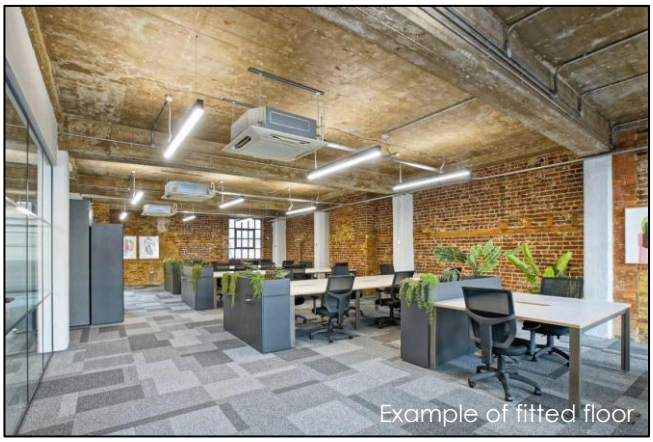
LOCATION

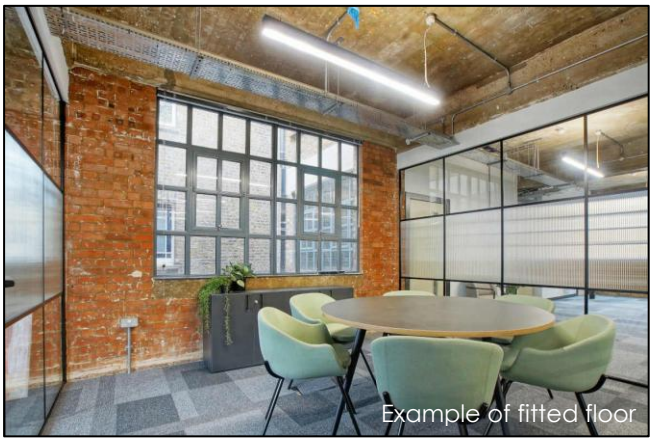
The property is located on Essex Road, mid distance between Islington Green and Essex Road Station. There are a great selection of cafes, bars, restaurants and shops around Islington Green, and both Angel Station and Essex Road Station are easily accessible.

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.





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.

Available for immediate occupation.

LEASE

New leases direct from the Landlord.

AMENITIES

- Excellent natural daylight
- Air conditioning
- Fully cabled
- Kitchenettes
- Fully fitted and furnished
- New LED lighting
- Intercom system
- Male and female WCs
- Great floor to ceiling height (3.1m)
- Turnkey solutions available by negotiation

Floor	Size	Rent	Service Charge	Rates	Total Occupational Costs	
	Sq. Ft.	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per Sq. Ft.*	*Per annum*	*PCM*
Third	1,921	£35.00	£4.00	£10.07	£94,263.47	£7,855.29
Second	2,022	£39.50	£4.00	£12.84	£113,919.48	£9,493.29

PLEASE CONTACT

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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