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)

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Islington Green


Essex Road Station

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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