

Commercial Office Space

2,259 sq. ft. / 209.9 sq. m.

Self-contained waterfront office, ready for immediate occupation

TO LET

6 Graham Street, Islington, London N1 8GB



LOCATION

The development is ideally located on City Road providing quick and easy access to Shoreditch, Islington, King's Cross, The City and East London.

Close to Old Streets Tech City district, fashionable Shoreditch and Islington and The Regent's Canal.

The area is well served by the numerous cafés, bars and restaurants.

TRANSPORT

Angel (Northern line)

Old Street (Northern line and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)



DESCRIPTION

This Modern, self-contained office accommodation set within a well-located mixed-use development.

The space benefits from great natural daylight due to the floor to ceiling windows on both elevations and can be provided fully fitted and furnished or in CAT A condition.

The space is ready for immediate occupation.

AMENITIES

- Self-contained
- DDA access
- Shower
- Idyllic waterside views
- Excellent levels of natural light
- Air conditioning
- Kitchenette
- Glass partitioned private offices
- Meeting room
- 4 x car parking spaces

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Ground	2,259	209.9

USE CLASS

Class E

LEASE

A new lease direct from the Landlord.

RENT

Per Annum	Per sq. ft.
£73,417.50	£32.50

SERVICE CHARGE

Per Annum	Per sq. ft.
£7,793.55	£3.45

BUSINESS RATES

Per Annum	Per sq. ft.
£38,572.50	£17.08

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£119,794.77	£9,982.90

EPC

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PLEASE CONTACT

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