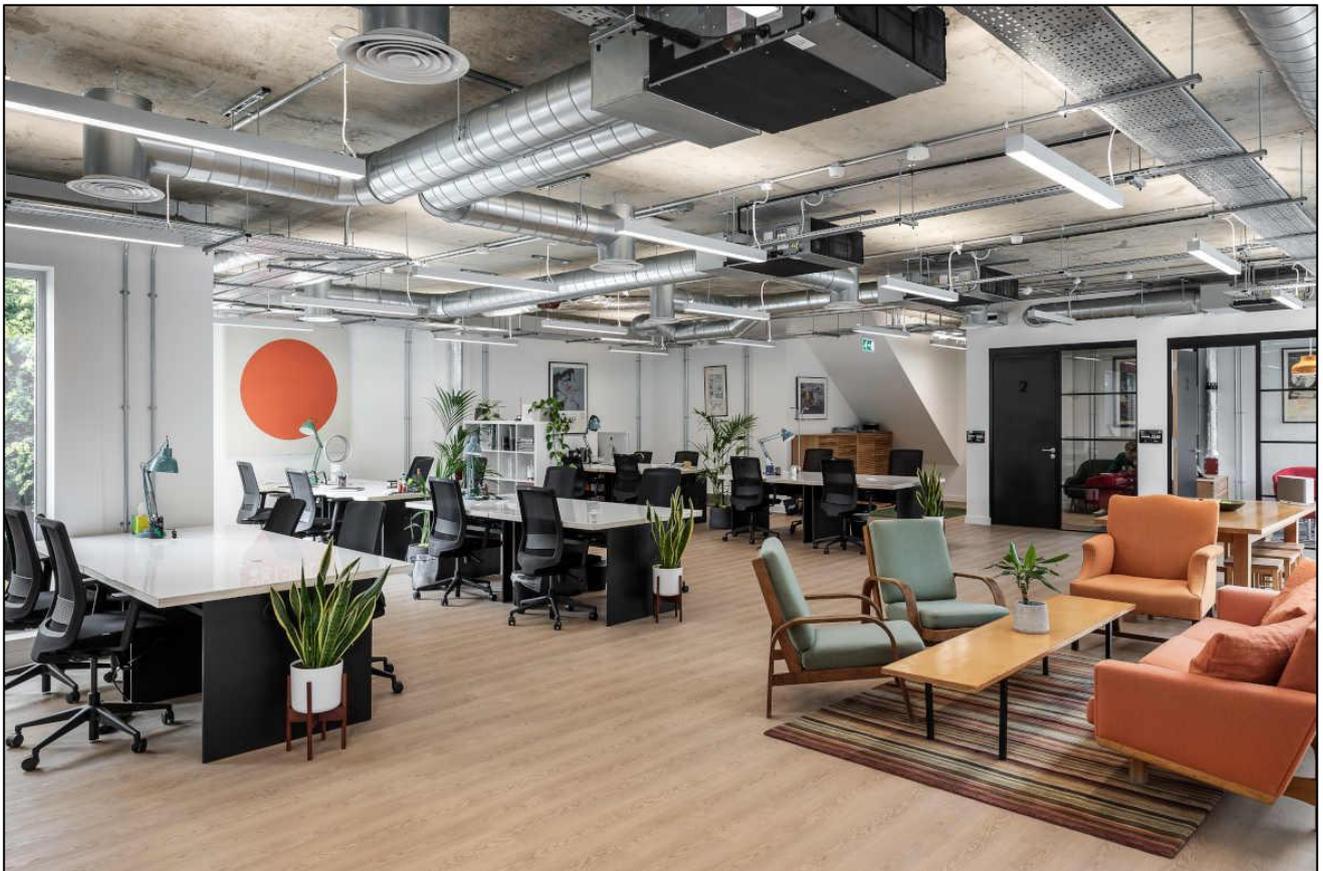


Commercial Office Space  
11,550 sq. ft. / 1,073 sq. m.

Stunning, fitted HQ building by Highbury & Islington Station

# TO LET

12-27 Swan Yard, Islington, London N1 1SD

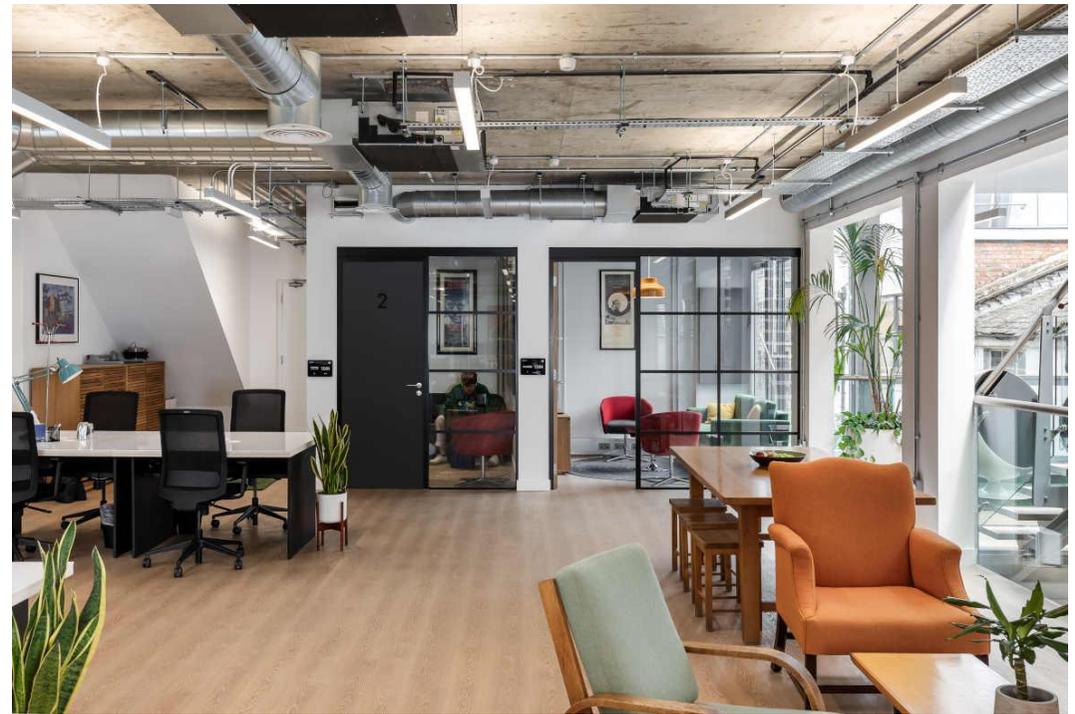


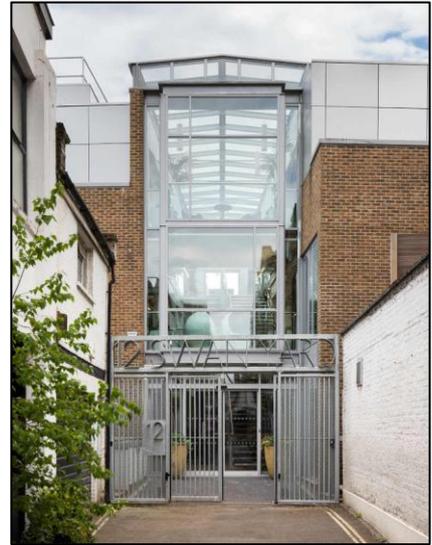
## LOCATION

The space is located on Swan Yard, connecting Upper Street to Highbury & Islington Station. With access to the Victoria line, connecting you to Kings Cross and the West End, the property is also near to a wealth of amenities and restaurants in Upper Street, Islington.

## TRANSPORT

Highbury & Islington (Victoria line, Overground and National Rail)  
Caledonian Road & Barnsbury (Overground)  
Angel (Northern line)  
Various bus routes





## DESCRIPTION

12-27 Swan Yard is a stunning, newly refurbished, fitted office building located in the heart of Islington.

Arranged from lower ground through to the second floor, this stylish building is fitted with a range of meeting rooms and breakout spaces, not to mention the impressive event space and terrace on the second floor.

## AMENITIES

- Stunning self-contained HQ
- Prime Islington location
- End of trip facilities
- Modern fit out
- Modern AC & heating system
- Passenger lift
- Generous kitchen facilities
- Top floor bar / event space with private terrace

## APPROXIMATE FLOOR AREAS

| Floor        | Sq. Ft.       | Sq. M.       |
|--------------|---------------|--------------|
| Second       | 2,012         | 186.9        |
| First        | 3,414         | 317.2        |
| Ground       | 3,287         | 305.4        |
| L. Ground    | 2,836         | 263.5        |
| <b>Total</b> | <b>11,550</b> | <b>1,073</b> |

## FLOOR PLANS

Floor plans available upon request.

## LEASE

A new lease direct from the freeholder.

## RENT

| Per sq. ft. | Per Annum |
|-------------|-----------|
| £42.50      | £ 490,875 |

## BUSINESS RATES

| Per sq. ft. | Per Annum |
|-------------|-----------|
| £12.94      | £149,450  |

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

## TOTAL OCCUPATIONAL COSTS

| Per Annum | Per Calendar Month |
|-----------|--------------------|
| £640,332  | £53,361            |

## EPC

Rated EPC B

## VAT

The building is elected for VAT.

## PLEASE CONTACT

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