

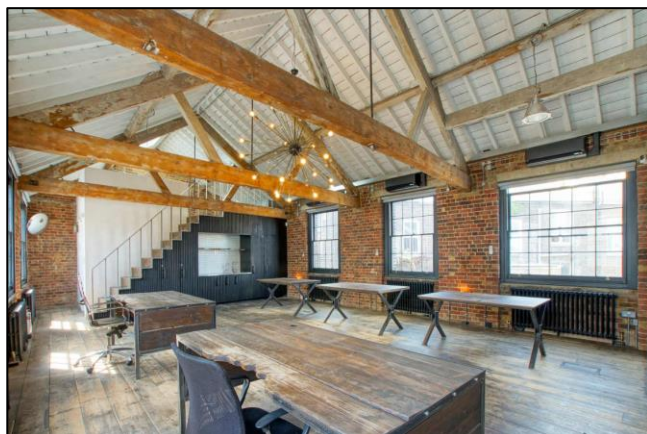
Commercial Office Space

1,272 sq. ft. / 118 sq. m.

Warehouse style office suite within historic former paper mill

TO LET

5 Paper Mill Buildings, City Garden Row, London N1 8DW



LOCATION

Located on City Garden Row, just off of City Road, the building is positioned just a short walk from Islington, Angel and Old Street stations. This part of London is home to a wealth of media and tech occupiers. The area benefits from many popular restaurants, bars and cafes.

TRANSPORT

Angel (Northern line)

Old Street (Northern line and Great Northern services)

Kings Cross St Pancras (Numerous London Underground lines and National Rail services)

Various bus routes



DESCRIPTION

The available office suite is situated across the first and second floors. The office boasts an abundance of natural daylight, excellent floor to ceiling heights and include original features of the former paper mill.

The office comes fitted with a kitchenette, meeting room and air-conditioning.

AMENITIES

- Exposed wooden floors & beams
- Excellent natural daylight
- Good floor to ceiling height
- Open-plan
- Demised boardroom
- Kitchenette
- Air-conditioning
- Nest heating system
- WCs and shower
- Entryphone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
1 st & 2 nd	1,272	118

LEASE

A new flexible lease is available.

RENT

Per Annum	Per sq. ft.
£65,000.00	£51.00

SERVICE CHARGE

Per Annum	Per sq. ft.
£6,042.00	£4.75

BUSINESS RATES

We understand the rates payable for 2025/26 are as follows:

Per Annum	Per sq. ft.
£14,221.50	£11.18

Interested parties are advised to verify these figures with the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£85,263.00	£7,105.00

PLEASE CONTACT

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