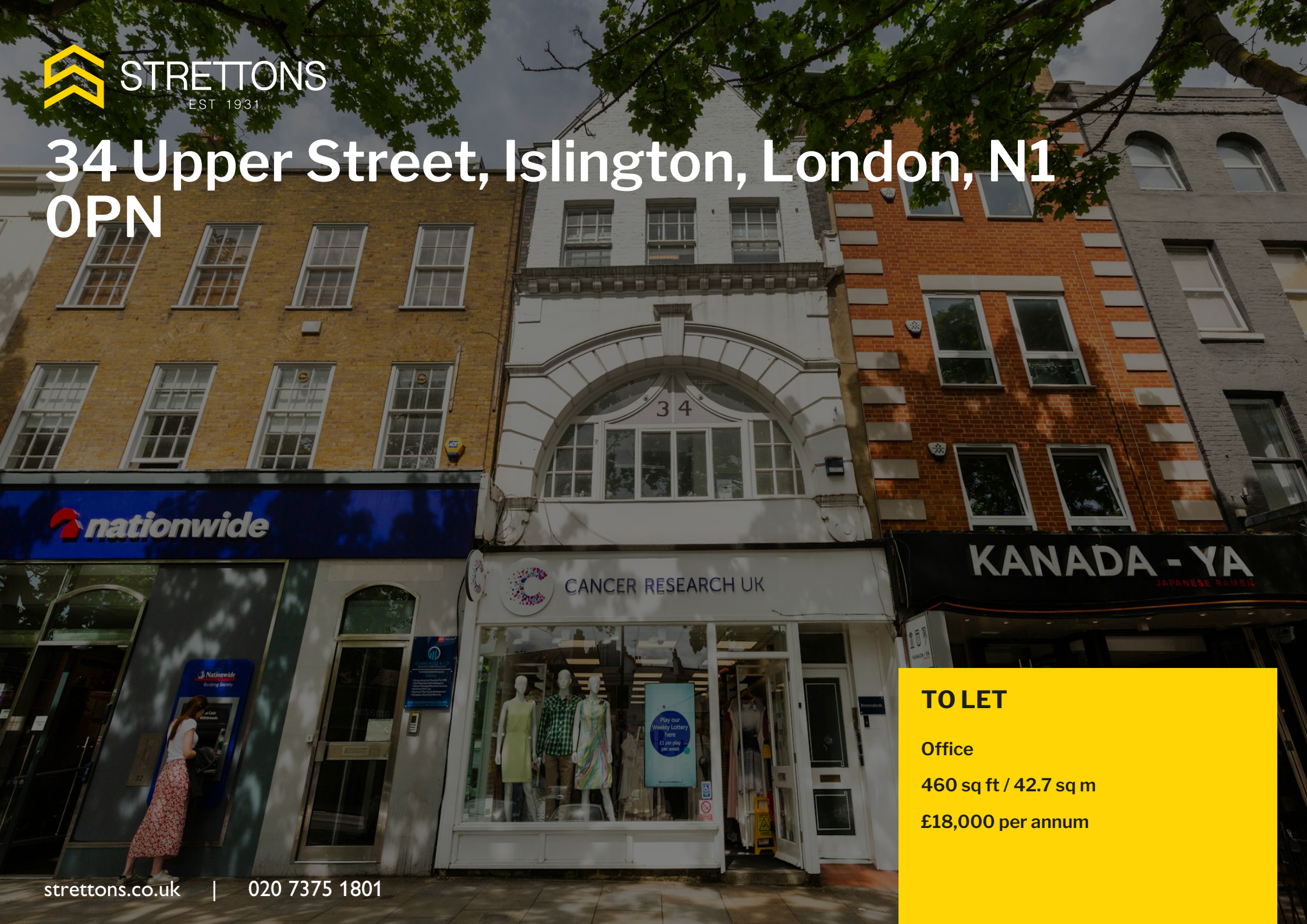


34 Upper Street, Islington, London, N1 OPN



TO LET

Office

460 sq ft / 42.7 sq m

£18,000 per annum

Prominent characterful first- floor E Class office to let in the heart of Islington



- Character building
- High ceilings
- Prominent location
- Dual aspect windows providing excellent natural light
- Kitchenette and WC
- Period features

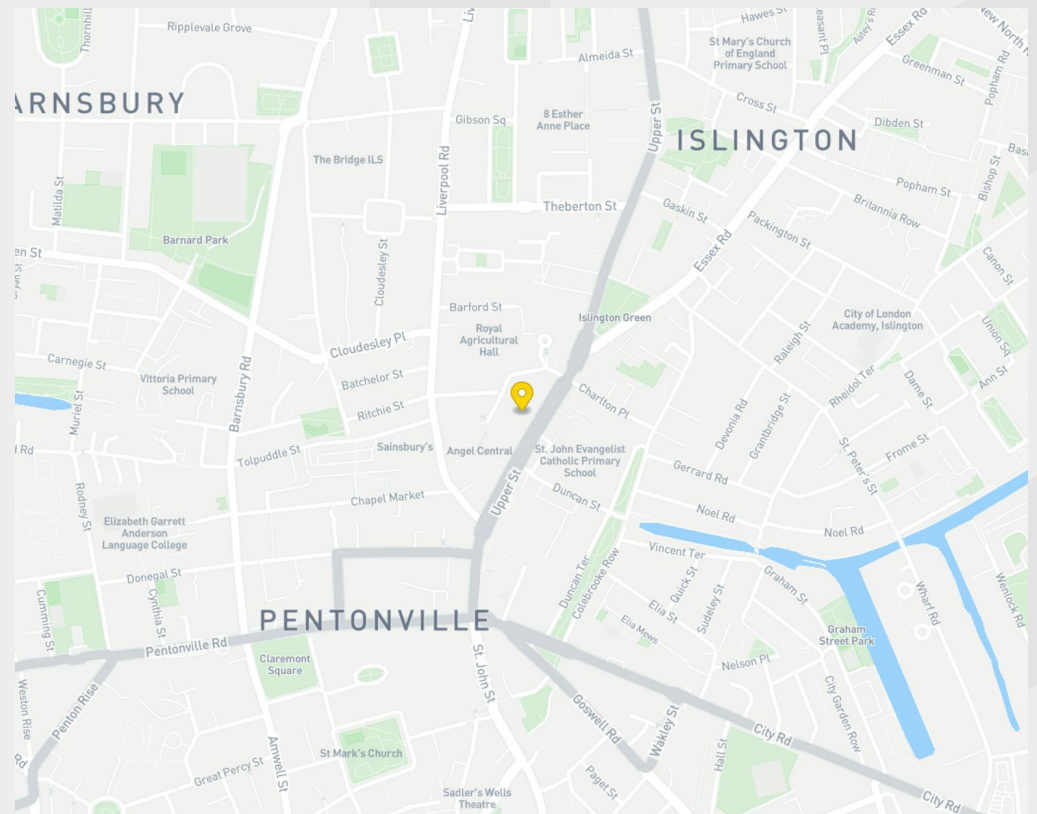


Description

The available office space is on the first floor of a mid-terraced period building with its own access from Upper Street. The floor provides an open plan space with the benefit of excellent natural light and ceiling height, entry phone, Cat II lighting and electric heaters. There is a WC with sink and a small kitchenette between first and second floors and a facility within the unit. There is no service charge but building insurance is applicable.

Location

Located in a prominent position the property is situated on the west side of Upper Street in Angel, forming part of a busy retail thoroughfare close to Angel London Underground station and Angel Central Shopping Centre, The Business Design Centre and all the extensive amenities that this part of Islington offers.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Floor	460	42.74	£18,000 /annum	£5.43	n/a	Available

Tenure

New Lease

EPC

E

VAT

Not applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

[View on Website](#)

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