



STRETTONS

**Suite 5, Islington House, 313-314 Upper Street, Islington, London,
N1 2XQ**

Office To Let | £35 per sq ft | 553 sq ft

Second Floor Office Suite Within the Heart of Islington

020 8520 9911
www.strettons.co.uk

Second Floor Office Suite Within the Heart of Islington



- Character building
- Newly refurbished
- Open plan area
- New kitchen and WC
- Air conditioning
- Excellent natural light via dual aspect windows
- High ceiling
- Wood flooring



Description

This office suite occupies the second floor of a characterful terraced corner building and is presented in an open-plan configuration. The space has been recently refurbished to a high standard and features a brand-new kitchen and a demised W/C. Benefiting from excellent natural light, generous ceiling heights, and modern finishes throughout, the suite includes wooden flooring, contemporary lighting and air conditioning. The property is offered in excellent condition and is available for immediate occupation.

Location

The office occupies a prominent position on Upper Street on the corner with Gaskin Street, a vibrant destination in the heart of Islington renowned for its excellent selection of retail, leisure and restaurant occupiers. The property benefits from excellent connectivity, with Angel Underground Station (Northern line) and Highbury & Islington Station (Victoria line, London Overground and Great Northern services) both within easy walking distance. Numerous bus routes also serve the area, providing convenient access across London.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Suite - 5	553	51.38	£35	£13.95	£6.29	Available

Tenure

New Lease

EPC

C

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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