



**STIRLING
ACKROYD**

TO LET

**Suite 3 & 5, Islington
House, 313-314 Upper
Street, London, N1 2XQ**

553 to 1,725 sq ft

**First & Second Floor
Office Spaces Available
To Rent In Angel**



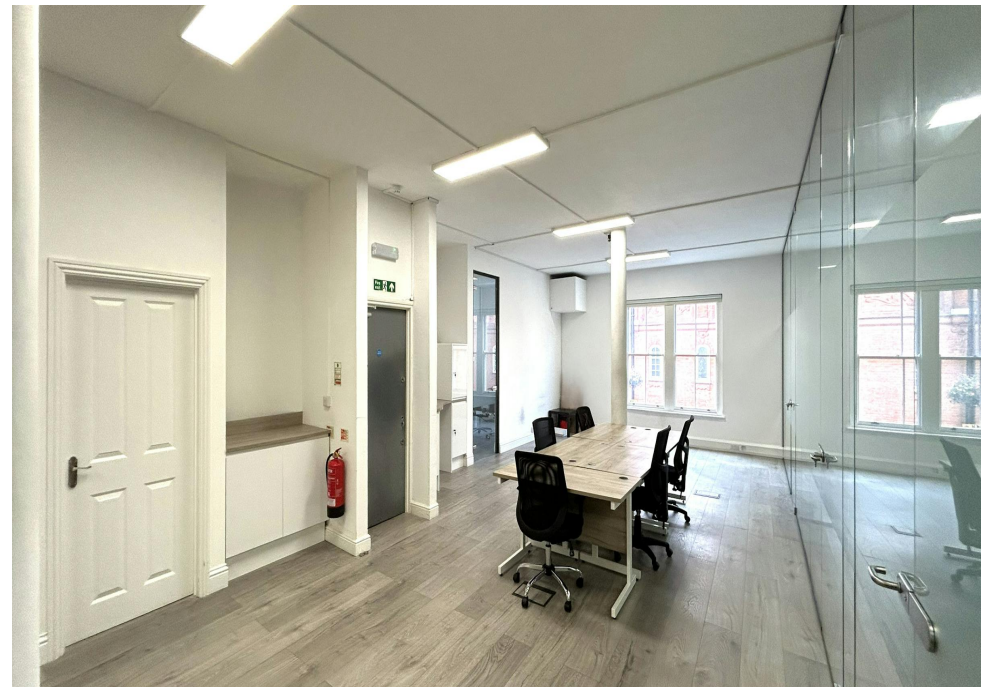
Description

Bright office space in a characterful end of terrace building, situated on the corner of Upper Street and Gaskin Street. Arranged over five floors, providing a mix of retail and office accommodation within. Suite 3 located on the first floor and Suite 5 located on the second floor the units have been refurbished to a high standard with modern kitchens and demised WCs.

Offered with meeting rooms and air conditioning throughout the prime Islington office space is perfectly suited to a range of occupiers.

Key points

- Open Plan Modern Offices
- Prime Islington Location
- Meeting Rooms, Kitchen & Air Conditioning Throughout
- Good Natural Light
- Good Floor-To-Ceiling Heights
- Set Within A Characterful End Of Terrace Building



Location

Offering a Bright office accommodation within a characterful end-of-terrace building prominently positioned on the corner of Upper Street and Gaskin Street. arranged over five floors, the building provides a mix of retail and office accommodation.

The available first-floor office suites have been refurbished to a high standard and benefit from modern kitchen facilities, demised WCs, dedicated meeting rooms, and air conditioning throughout.

Offering a contemporary specification in one of North London's most sought-after business locations, the accommodation is well suited to a diverse range of occupiers, from creative and media businesses to professional services, consultants, architects and technology firms seeking a well-connected Islington base.

Transport Links



Angel 0.3 Miles



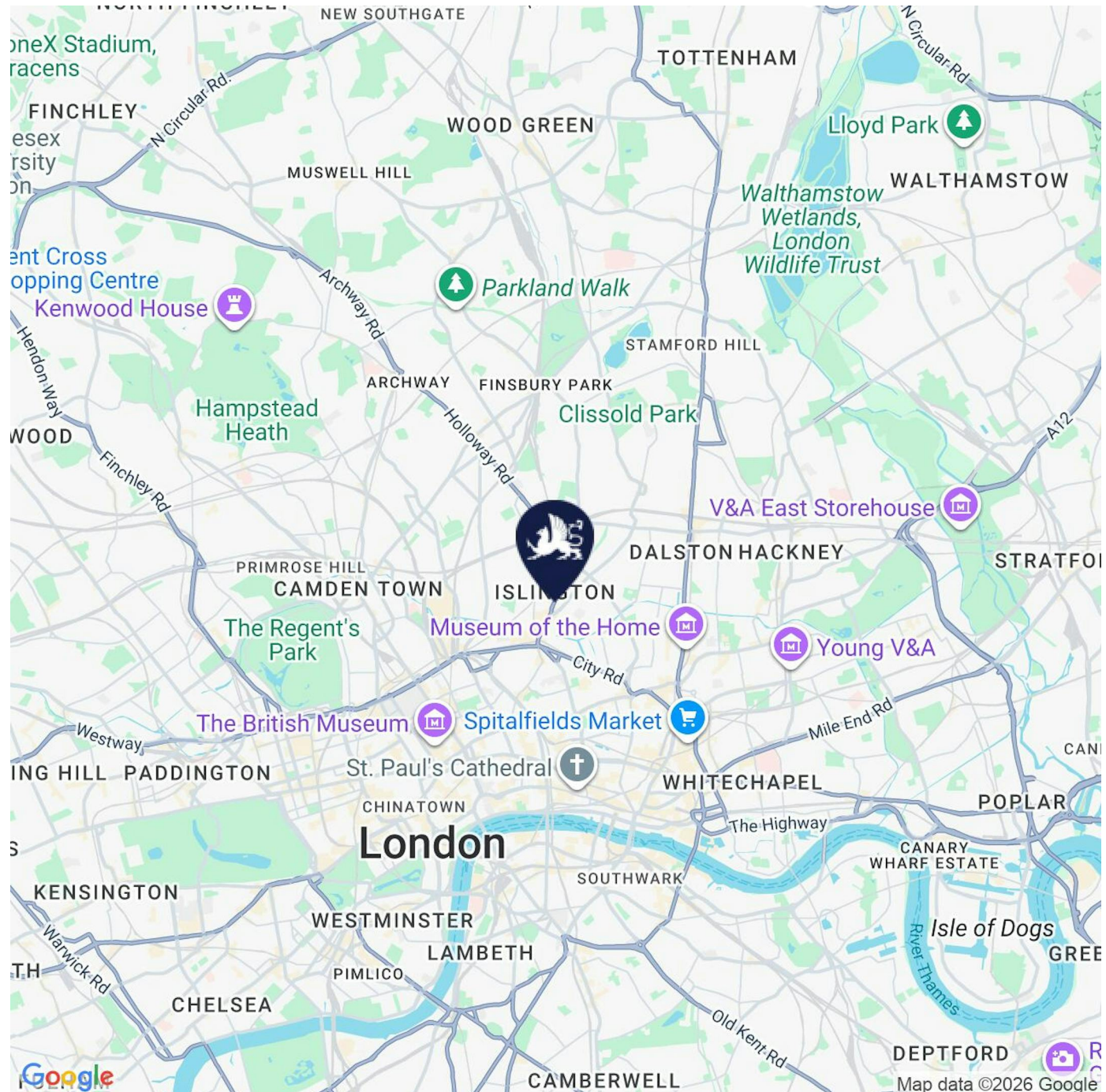
Essex Road 0.4 Miles



Highbury and Islington 0.6 Miles



Caledonian Road and Barnsbury 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Suite - 3	1,172	108.88	Available
Suite - 5	553	51.38	Available

Viewing & Further Information



Alex Zeckler
0203 911 3666
07961 238 152
azeckler@stirlingackroyd.com

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	On application
Service Charge	Suite 3 - £7,373.24 PA / Suite 5 - £3,479.72 PA
VAT	Not applicable
EPC	B (46)

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 11/08/2026

Suite 3 & 5, Islington House, 313-314 Upper Street, London, N1 2XQ

stirlingackroyd.com