

# Maples Business Centre, Suite A, 144 Liverpool Road, Islington, London, N1 1LA



## TO LET

Office

2,190 sq ft / 203.5 sq m

£28.50 per sq ft

# Courtyard Development suitable for Office/D1 Medical use (Class E)



- Located in an attractive gated courtyard
- Excellent natural light
- Character development
- Cat II lighting and perimeter trunking
- Air-conditioning
- Separate male and female WCs
- Wood flooring



## Description

An open-plan ground floor character office unit located within a secure, gated courtyard development. The unit benefits from excellent natural light with views overlooking the courtyard. The space is predominantly open-plan and includes a fitted kitchen, as well as separate male and female WCs. Additional features include wood flooring throughout and the unit is presented in good decorative order.

## Location

The development is located on Liverpool Road, close to its junction with Gibson Square and Theberton Street. The area offers excellent amenities for staff, with nearby occupiers including Sainsbury's, Marks & Spencer, and a wide range of restaurants and cafés. The property is well-connected, situated within a ten-minute walk of both Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line and Overground).



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground - Suite A	2,190	203.46	£28.50	£12	£6	£8,486.25	Available

### Tenure

New Lease

### EPC

C

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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