



STRETTONS

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

Office To Let | £35 per sq ft | 1,132 sq ft

First Floor Office Suite Within the Heart of Islington

020 8520 9911
www.strettons.co.uk

First Floor Office Suite Within the Heart of Islington



- Character building
- Newly refurbished
- Separate meeting rooms via glazed partitions
- New kitchen and WC
- Air conditioning
- Excellent natural light
- High ceilings



Description

This office suite occupies the first 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 WC. The suite benefits from excellent natural light, generous ceiling heights, modern finishes throughout, 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 corner position on Upper 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 - 3	1,132	105.17	£35	£10.88	£6.51	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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