

6 Graham Street, Islington, London, N1 8GB

TO LET

Healthcare / Office

2,259 sq ft / 209.9 sq m

£32.50 per sq ft

Fitted Offices With Car Parking Located Alongside The Regents Canal



- Excellent levels of natural light
- Air conditioning & Central heating
- Kitchen
- Glass partitioned private offices
- Meeting room
- Direct access to canal
- 4 x car parking spaces
- Suitable for Vets, Medical use & Dentistry

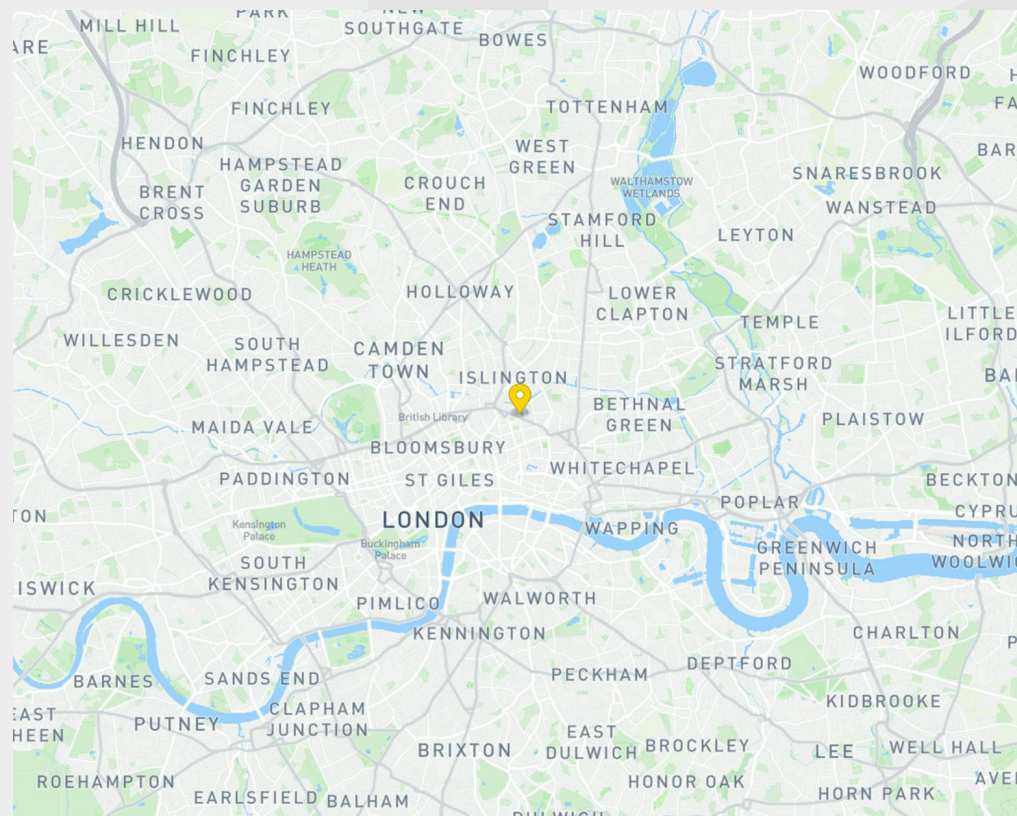
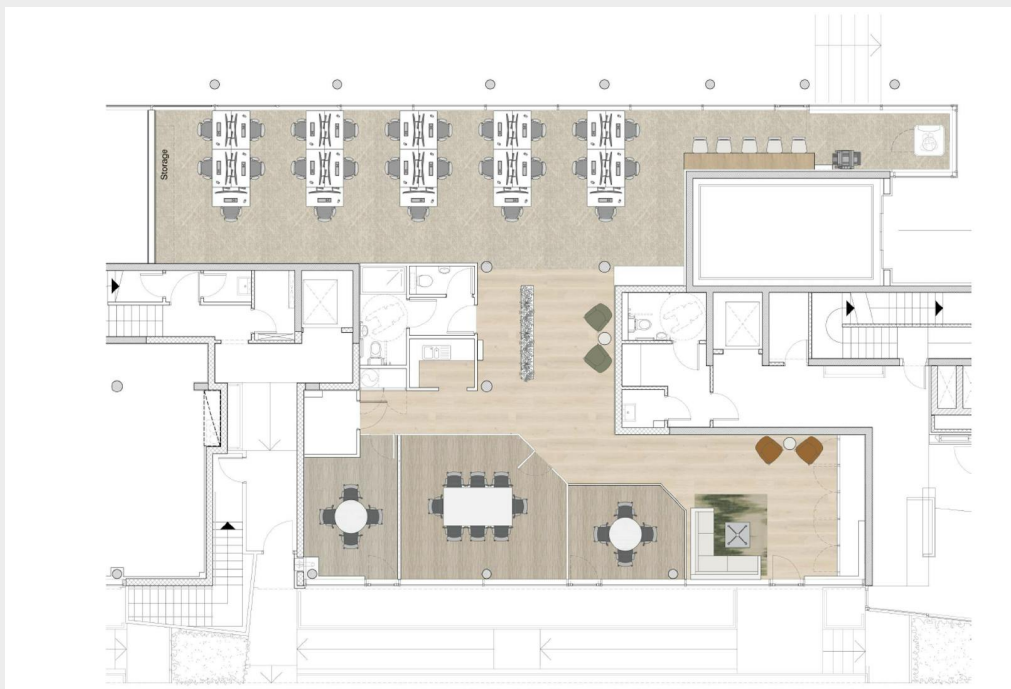


Description

A ground floor self-contained commercial space accessed off Graham Street with its own dedicated entrance. The unit benefits from being dual aspect and has windows on both the Graham Street elevation as well as significant window frontage on the canal elevation. The unit is currently fitted out as office use and has a large degree of fit out in situ.

Location

Located outside the congestion charge zone and is equidistant between Old Street tube station (Northern and National Rail services) and Angel Station (Northern Line) which are both within a 10-minute walk away. Liverpool Street mainline, Underground & Elizabeth lines is just over a mile away, providing good connectivity across Central London and beyond. Angel and Shoreditch both offer a variety of bars, restaurants, shops, theatres and galleries, with many of the best loved restaurants and bars including Gloria, Pachamama East, The Hoxton Hotel & Grill, Nobu and Sagardi to name but a few.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	2,259	209.87	£32.50	£17.08	£3.45	£9,983.44	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Fitted

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STRETTONS

Further Information

[View on Website](#)

[Floor Plans](#)

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