

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



TO LET

Office

550 sq ft / 51.1 sq m

£30 per sq ft

A ground and first floor office within a courtyard development, suitable for Office or D1 Medical use (Class E)



- Excellent natural light
- Newly refurbished and decorated
- Brand new air conditioning
- New fitted kitchen and WC
- Split over ground and first floors
- New carpets
- Located in an attractive gated courtyard

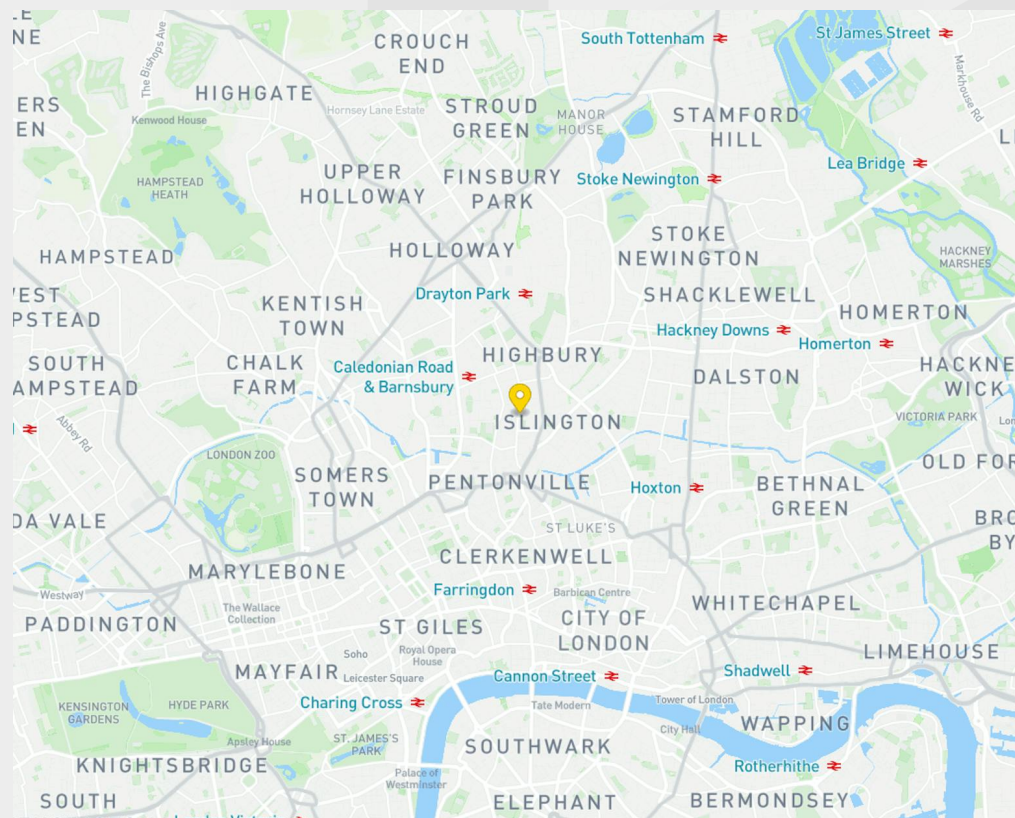


Description

A ground and first floor character office unit located within a secure, gated courtyard development. The unit benefits from a brand new fit out throughout and excellent natural light with views overlooking the courtyard. The space is predominantly open-plan and includes a fitted kitchen, as well as WC, located over the ground and first floors.

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)	Availability
Ground - Suite L	550	51.10	£30	£12	£6	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

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