

5 Paper Mill Buildings, City Garden Row, Islington, London, N1 8DW

TO LET

Office

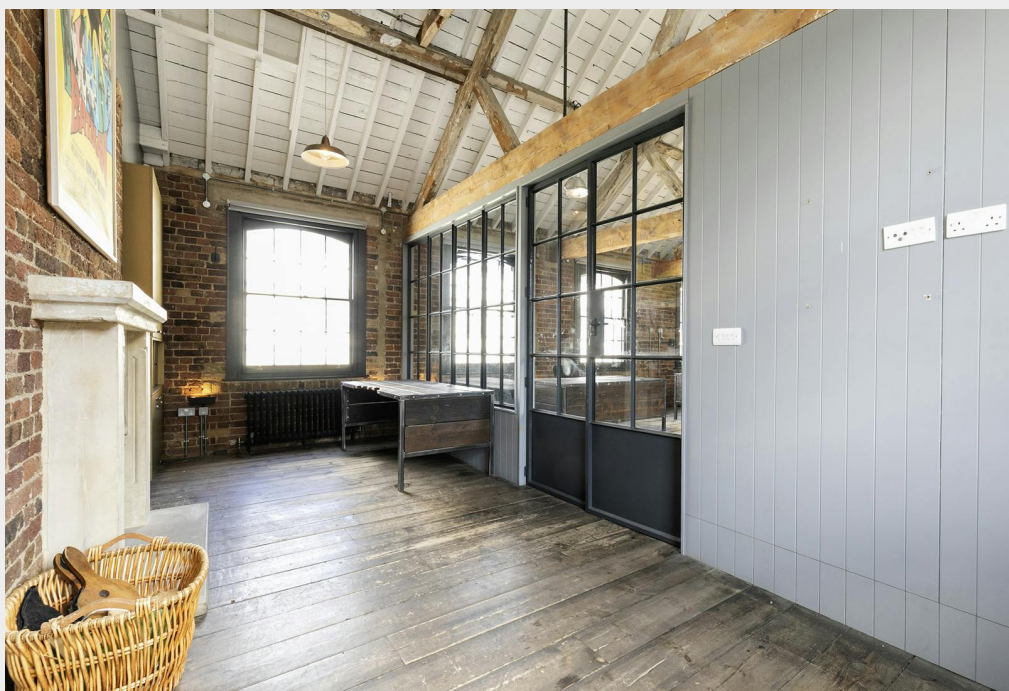
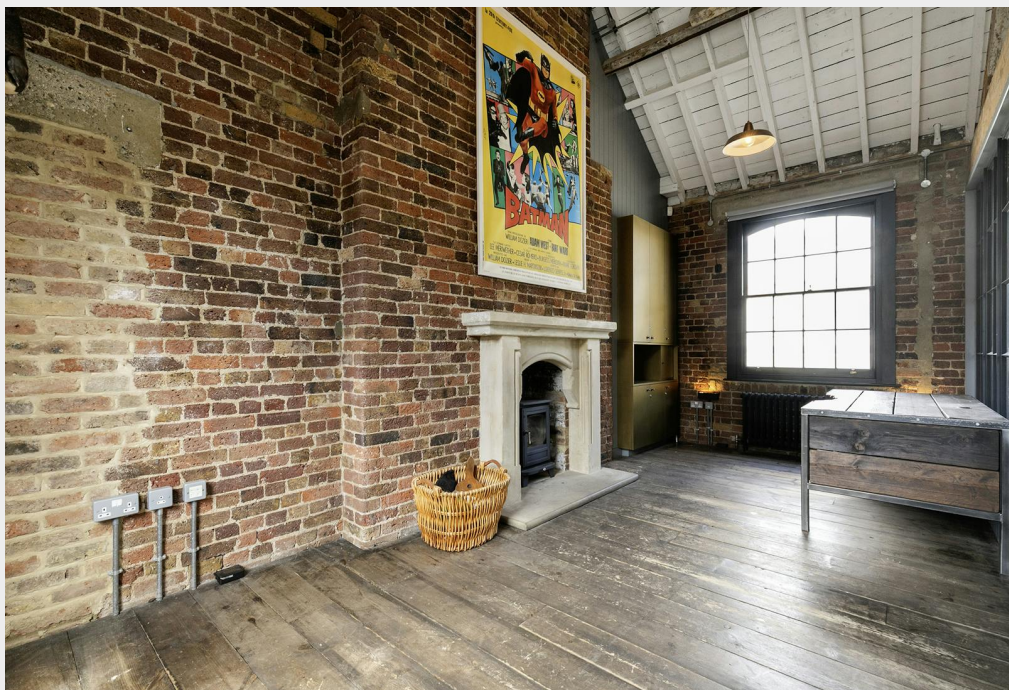
1,272 sq ft / 118.2 sq m

£65,000 per annum

Super character loft style office suite in historic former paper mill



- Exposed wooden floors & beams
- Excellent natural light
- Loft style
- Open-plan
- Demised boardroom
- Kitchenette, WCs and shower
- Air-conditioning
- Nest heating system
- Entryphone system

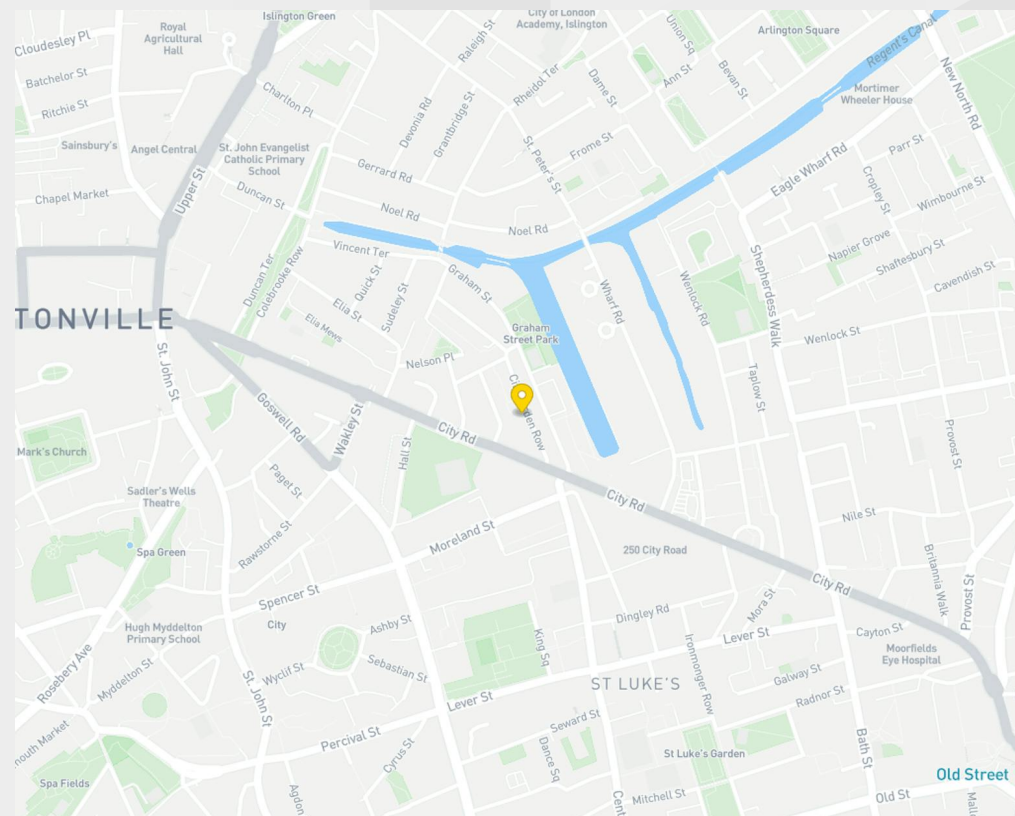


Description

This loft-style character office suite is arranged over the first and second floors, benefiting from excellent natural light, high ceilings and original features. The space is fitted with a kitchenette, meeting room, air-conditioning and WCs.

Location

The property is located on the west side of City Garden Row, near its junction with City Road, offering convenient access to Islington, Kings Cross, and the City. The surrounding area features a mix of commercial and residential properties and is within walking distance of Upper Street and Tech City/Old Street. Angel and Old Street Underground stations (Northern Line) are approximately ¼ mile to the west and ½ mile to the southeast, respectively. City Road is also served by numerous bus routes, providing excellent public transport connections.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Unit - 1st and 2nd floors	1,272	118.17	£65,000 /annum	£14,221.50 /annum	£6,042 /annum	£7,105.29	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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