

PILCHER●LONDON

bespoke commercial property consultants

22a arlington way london, ec1r

for rent / lease

1,952 sq ft

set 5 minutes from angel station and hidden in plain sight, this self-contained unit presents a unique opportunity for creative occupiers.



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● 22a arlington way, london, ec1r



about

22a arlington way is a self-contained office unit in the heart of angel, with its own private entrance and courtyard. extending to 1,952 sq ft over ground and first floors, the space is offered on a fully fitted basis and provides 24 desks, a full kitchen, air conditioning, underfloor heating in part, three-phase power, two wcs and excellent natural light. with its own front door and a quirky, characterful feel, the property presents an excellent opportunity for a creative occupier looking for a well-equipped workspace to accommodate and grow their business.

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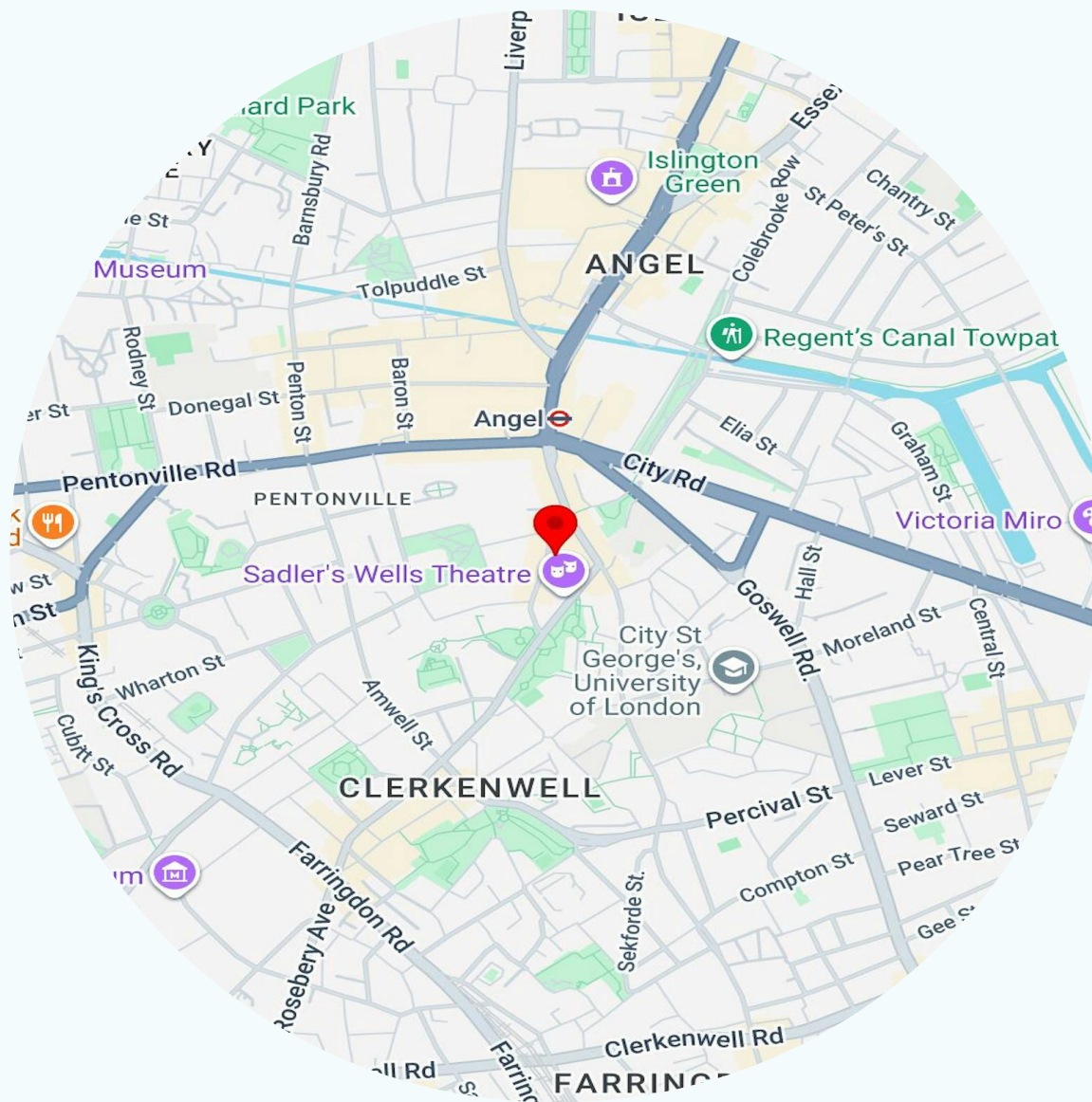
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location

angel is a popular, varied and exceptionally vibrant part of central london with an abundance of shops, bars, restaurants and green spaces within easy walking distance.

these offices are within a 5 minute walk of angel tube station, which has easy links to the major transport hubs kings cross st pancras, london bridge, euston station and farringdon station. as well as excellent connections via tube there are several bus routes that serve central, east, north and south london.

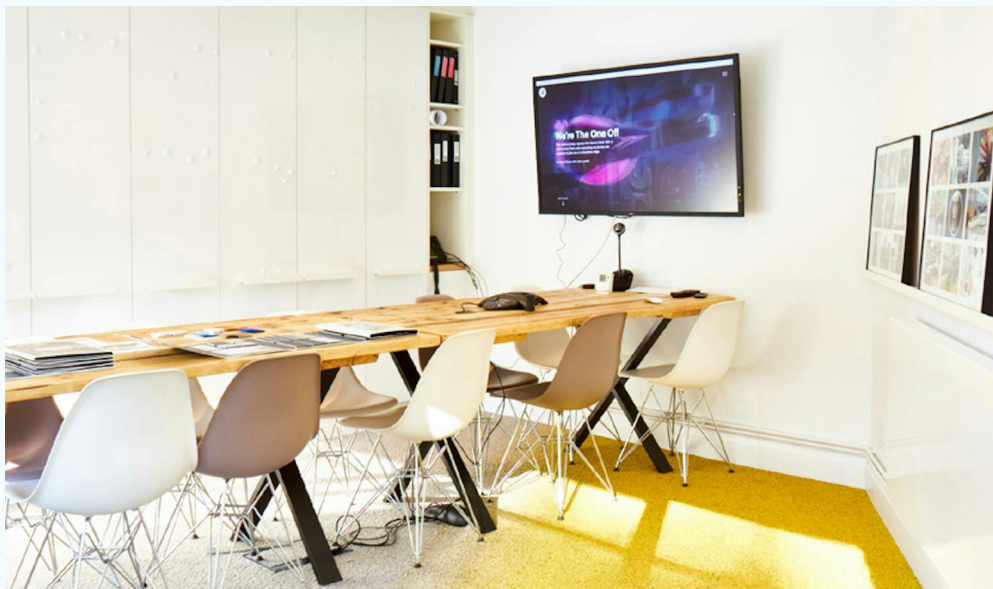
within a 10 minute walk you can find yourself sampling the lunchtime stalls at exmouth market or chapel market or indeed one of the many restaurants or pubs come sunset.



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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
1st	429	39.86	available
ground	1,523	141.49	available
total	1,952	181.35	

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amenities

- self contained
- own front door
- 5 minutes from angel station
- air conditioning
- cycle storage
- fully fitted
- excellent natural light

financials

rent	£59.50 per sq ft
rates payable	£11.43 per sq ft
service charge	n/a

lease

new lease

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viewings & more information

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