

Compton

For Rent
**12-20 Baron Street
Islington N1**



A fantastically well lit, open plan
economical office space is now
available to rent only a moments
walk from Angel station

For Rent

12-20 Baron Street
Islington N1

Size

4,000 Ft²

Rent

£25 per sq ft

Fitout

Not Fitted

Description

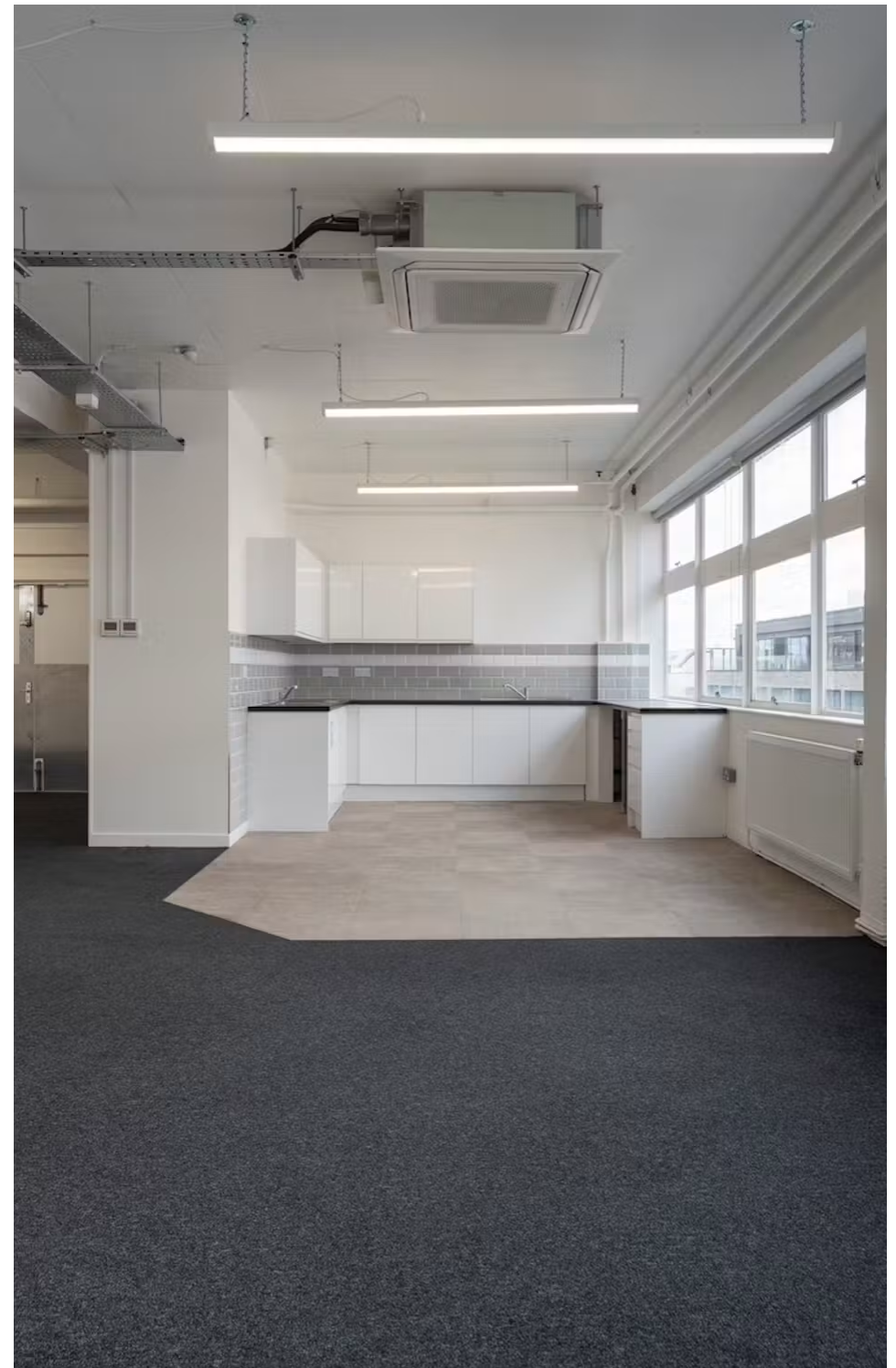
This office space provides a great opportunity for potential occupiers to be in a very central location at an affordable rent of only £25.00 per/sq ft (exclusive). and no VAT applicable.

The space boasts great natural light, as well as being an expansive, open plan floorplate, together with three separate meeting rooms.

The unit will be offered as open, giving potential tenants a chance to design the space to their own specification.

The space can be used solely for business purposes as the communal kitchen and breakout space are not part of the square footage, but located right next to the unit.

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3rd Floor

Size

4,000 Ft²

Rent

£25 per sq ft

Fitout

Not Fitted



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Kitchenette

Compton

5 — 14

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3rd Floor



3rd Floor

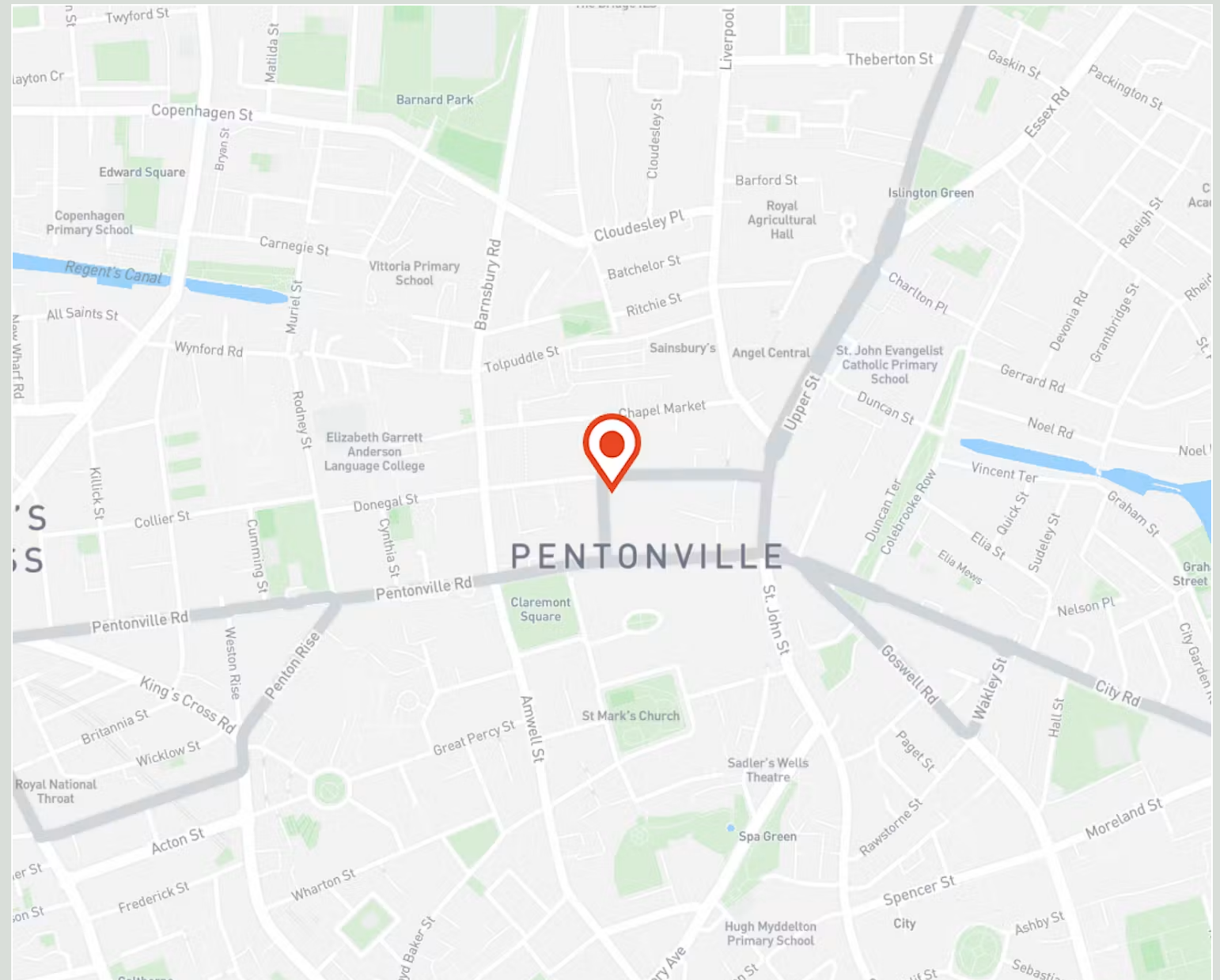


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Location

Baron Street occupies a prime position, just a few hundred meters from Angel Underground Station within an 15 minute walk of King's Cross, London best connected transport hub. Nearby Angel station provides commuters with easy access around the capital and beyond. One stop west (a quick three minutes) takes you to King's Cross, St Pancras for connections north of London, or via Eurostar to Europe. The local Islington vicinity offers a wide range of independent stores and cafe's, as well as the typical high street restaurants and stores, providing flexibility for any occupiers.



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Meeting Rooms



For Rent

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Amenities

- Excellent natural light from dual aspect windows
- Large open plan space
- Communal kitchen and breakout area
- Central Heating coupled with natural ventilation from opening windows
- 3 spacious meeting rooms
- Communal WCs
- Loading bay
- Property NOT elected for VAT - ideal for charitable organisations
- 3 minute walk from Angel underground station
- Passenger lift
- External bike storage
- A/C Installed
- Car parking available

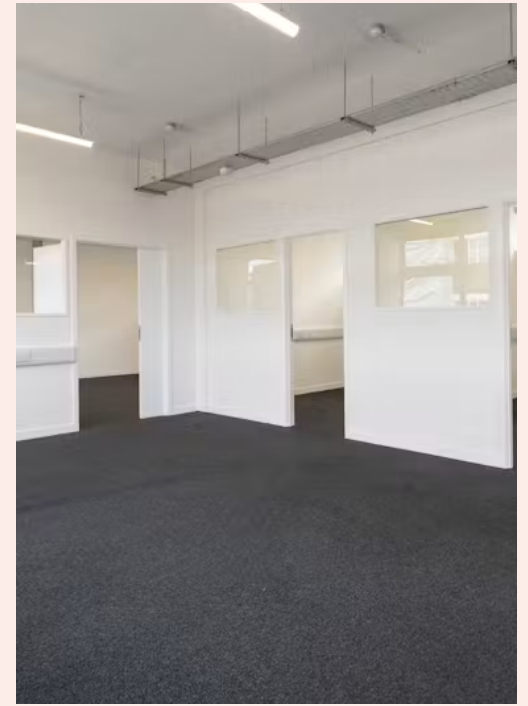
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For Rent

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Meeting Rooms



Meeting Room 2

For Rent

12-20 Baron Street
Islington N1

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year
3rd	4,000	£25	£9.02	£4.05	£38.07	£12,690	£152,280

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Developer

Private

Tenure

Leasehold

Lease Term

New full repairing & insuring lease
available for a term by arrangement
direct from the Landlord

VAT

The property is NOT elected for
VAT

Legal Costs

Each party to be responsible for its
own legal and all other professional
costs incurred in the transaction

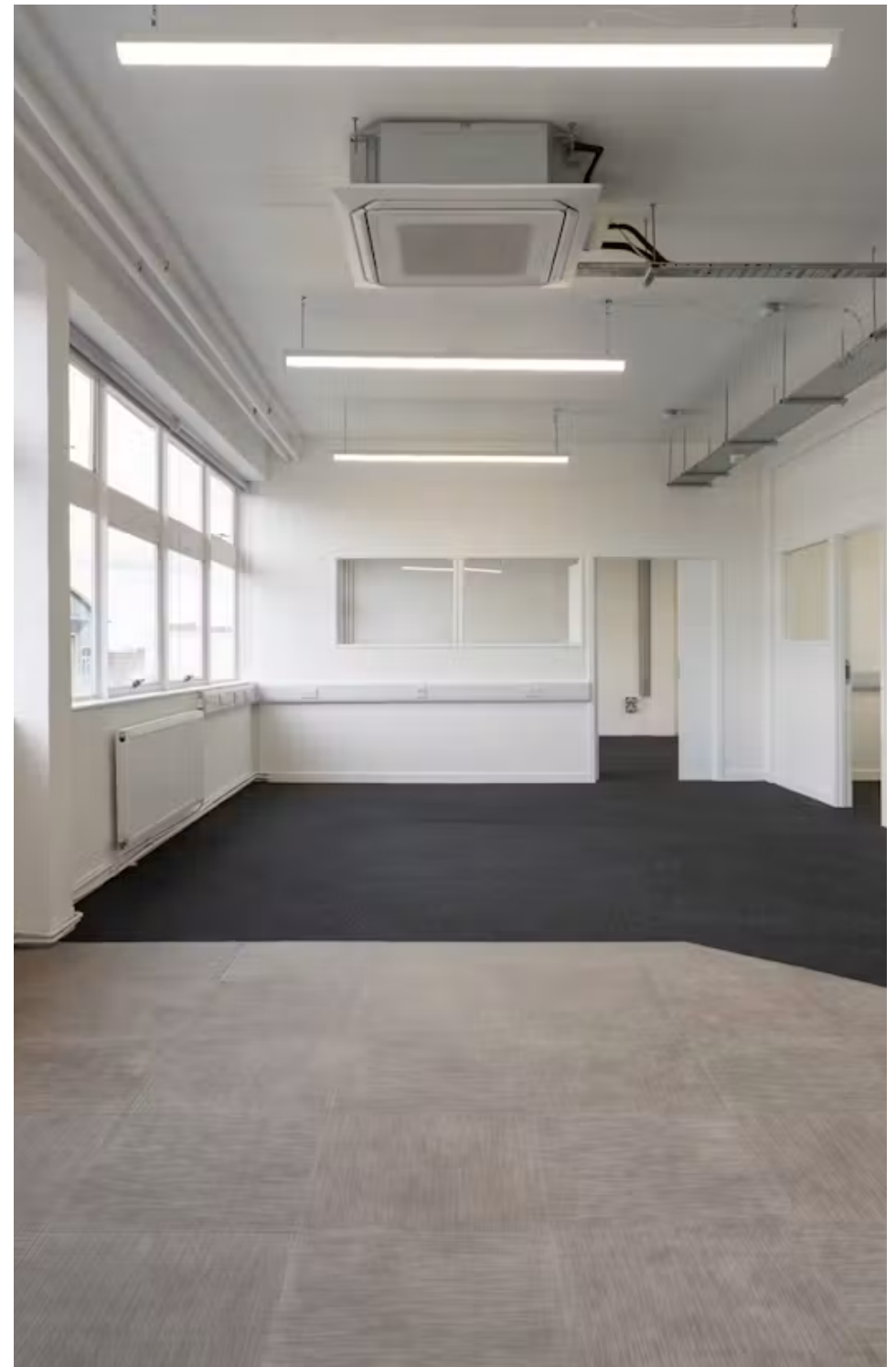
Local Authority

The London Borough of Islington

Listed Building Status

Not Listed

Tenure



Contact Us

compton.london

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All appointments to view must be arranged via sole agents, Compton, through:



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