

23-26 St Albans Place, Islington, London, N1 0NX

TO LET

Healthcare / Leisure / Office

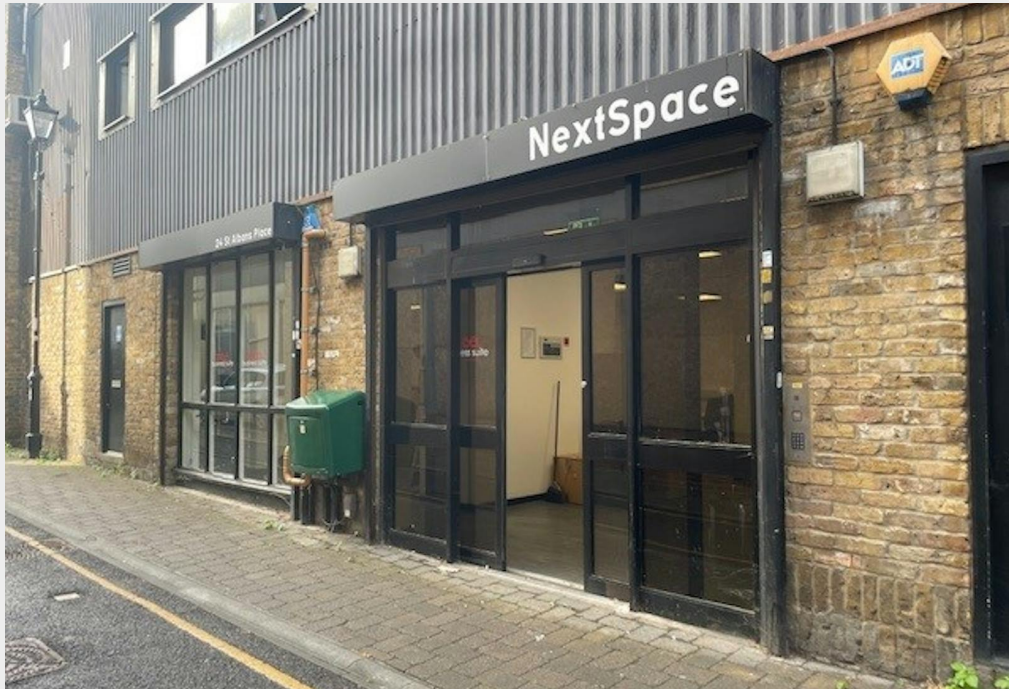
1,550 to 3,165 sq ft / 144 to 294 sq m

£35 per sq ft

**Centrally located E
Class ground and
first floor
medical/leisure/offic
unit close to Angel
Underground
Station**



- Good natural light
- Air conditioning/air flow and electric shutters
- Carpets and wood laminate flooring
- Suspended ceilings with integrated lighting
- Furnished
- Open plan and partitioned offices
- Telephone booths
- DDA WC and lift

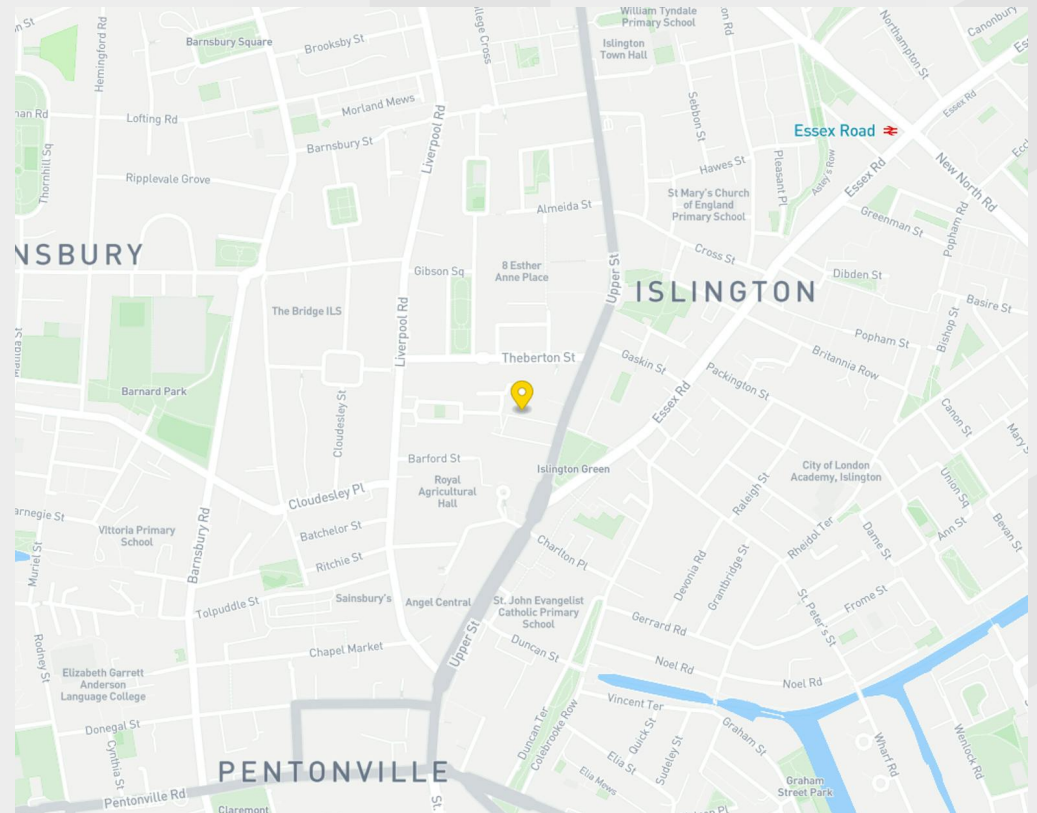


Description

This is a purpose built 2 storey commercial building over ground and 1st floors which are currently fitted as offices. The floors can be let together or floor by floor and are in good decorative order benefitting from telephone booths, good natural light, suspended ceilings with integrated lighting, carpets, separate meeting rooms and open plan areas.

Location

The building is located on St Albans Place which is a narrow street off Upper Street opposite Islington Green. Upper Street is a vibrant hub in the heart of Islington with so many attractions, restaurants, bars, retail, office, cinema, theatres etc. The area is well served by Angel Station (Northern Line), Highbury & Islington Station (Overground, Great Northern and Victoria lines) numerous buses and good road connections; linking to City, West End of London, vast train networks via Kings Cross and motorway networks



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	1,550	144	£35	£13.11	n/a	£6,214.21	Available
1st	1,615	150.04	£35	£13.11	n/a	£6,474.80	Available
Unit - Total	3,165	294.04	£35	£13.11	n/a	£12,689.01	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Not applicable

Configuration

Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 23/10/2025