

Commercial Office Space

2,354 sq ft

Fitted-out office, ready for immediate occupation, 600m from Angel Tube

# TO LET

**7-9 Elliott's Place, Angel Islington, London N1 8HX**



## LOCATION

Elliott's Place is located just off of Essex Road and at the junction of Islington Green and Upper Street. Angel tube is approximately 600m away. This is a vibrant location with so much going on all around the building; Camden Passage offers an array of retail outlets, antiques arcades, stalls and coffee shops. Upper Street also has a vast amount of high street stores and eateries.

## TRANSPORT

Angel Station (Northern Line)

Buses – 19, 4, 30, (Victoria, Waterloo, Oxford Circus)



## DESCRIPTION

The office is located on the ground floor of this attractive former warehouse building. The accommodation benefits from having good floor to ceiling height, excellent natural daylight and is ready for immediate occupation.

## AMENITIES

- Former warehouse building
- Ready for immediate occupation
- Air conditioning
- Boardroom
- Fully accessible raised floors
- Fitted kitchen
- Intruder alarm
- Furniture (if required)

## APPROXIMATE FLOOR AREAS

Ground Floor	2,354 sq ft	219 sq m
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## LEASES

A new flexible lease is available for a term by arrangement.

## RENT

£69,443 per annum plus VAT.  
(£29.50 per sq ft plus VAT)

## RATES

We are advised that the rates payable for the current year are £21,901 per annum which equates to £9.30 per sq ft.

These figures are sourced from [www.businesslink.gov.uk](http://www.businesslink.gov.uk)

Interested parties must verify these figures from the London Borough of Islington.

## SERVICE CHARGE

The service charge is estimated to be in the region of £1.50 per sq. ft. plus VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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