

# Compton

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## Angel

Suncourt House  
18-26 Essex Road  
N1 8LN

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Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

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## For Rent

3,128 to 10,952 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

The building is brilliantly located on Essex Road and only moments away from Angel Station and Islington Green. The Angel district is renowned for its exciting streetscape, where Islington High Street is home to a plethora of bars, restaurants, cafés and retailers.

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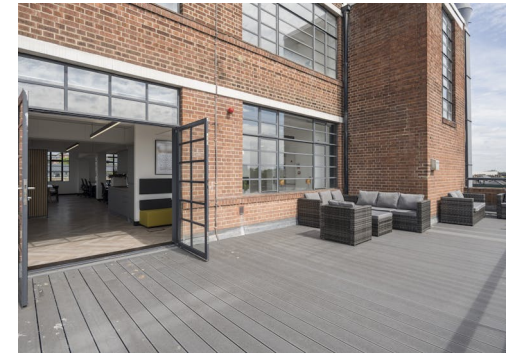
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## Amenities

- Brand newly refurbished and fitted space
- 2x Demised large roof terraces
- 30 Workstations
- 1x 8 Person Meeting Room
- Zoom & Phone booths
- Superb natural light from 3 elevations
- Generous floor to ceiling height
- New fully accessible metal tile raised access flooring
- Modern suspended lighting
- Air-conditioning
- Kitchenette
- WC & shower facilities
- Directly opposite Islington Green
- Commissionaire
- Secure bike storage and lockers
- 24 Hour Access
- Passenger lift

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## Description

The property is a former 1930's factory, which has since been converted into high quality office accommodation. Upon entering the building, one is greeted with an impressive reception providing a hat tip to its former industrial heritage with an exposed cast iron column, large warehouse-style entrance door and themes of exposed concrete throughout the communal areas.

The available office accommodation is located on 4th floor and has been refurbished to provide a fully fitted office floor with two demised roof terraces. Original factory style windows spanning three elevations along with a generous floor to ceiling height provide an abundance of natural daylight and volume throughout.

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## Content

Watch the film



View on Website



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## Terms

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

## Developer

Private

## Local Authority

The London Borough of Islington

## VAT

The property is elected for VAT

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## Floor Areas & Outgoings

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
5th - &6th	3,692	£45	£16.50	£10.04	£71.54	£22,010.47	£264,125.68	Available
4th	3,128	£49.50	£15.96	£10.24	£75.70	£19,732.47	£236,789.60	Available
1st	4,132	£42.50	£17.71	£10.24	£70.45	£24,258.28	£291,099.40	Available

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## Contact Us

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

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07814 699 096

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