

Compton

For Rent
**18-26 Essex Road
Angel N1**



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

For Rent

Suncourt House
18-26 Essex Road
Angel N1

Size

3,128 - 10,952 Ft²

Rent

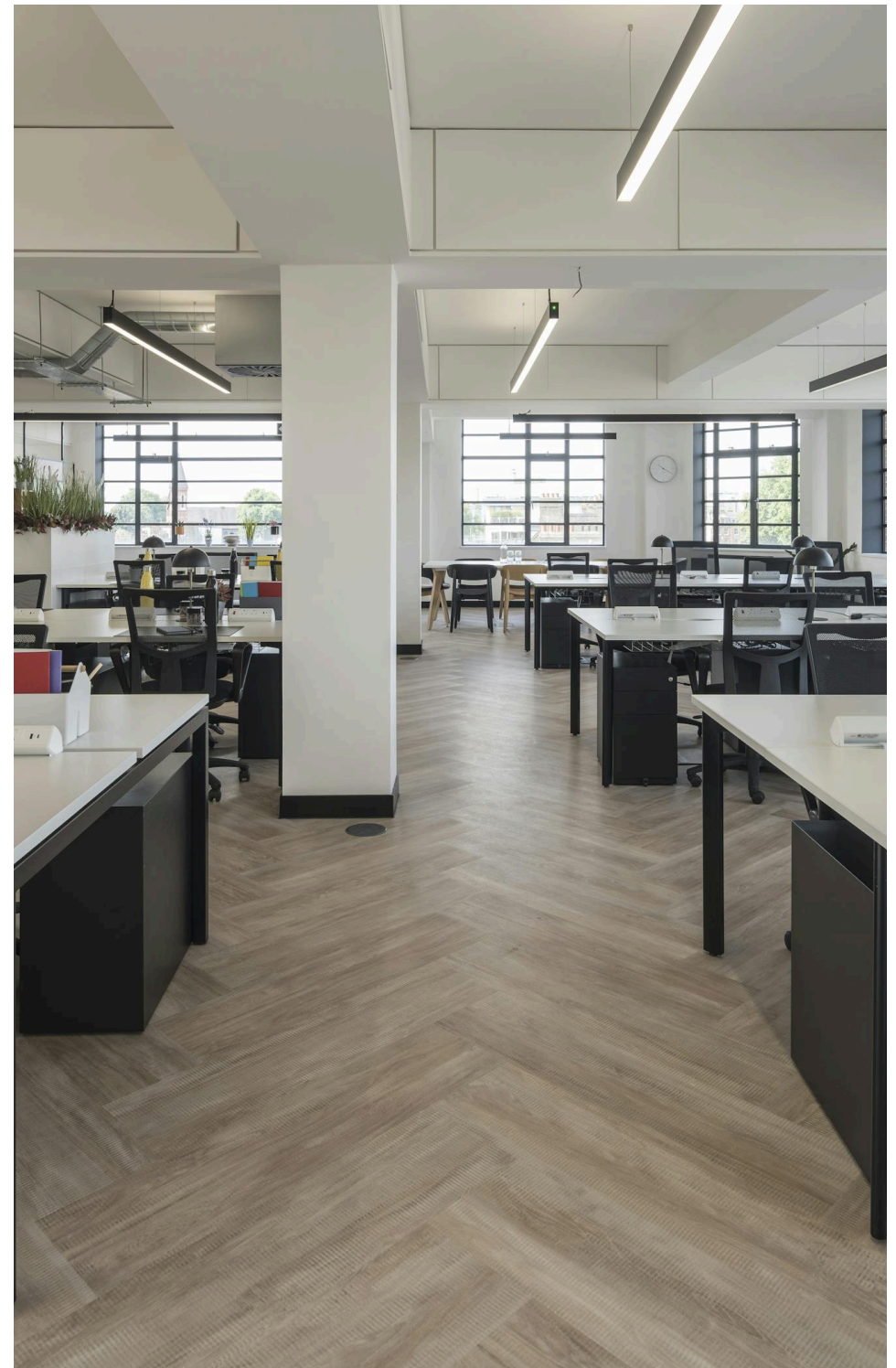
£42.50 - £49.50 per sq ft

Fitout

Fitted. Fully Fitted and Furnished

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.



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Description

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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Internal

Size

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Rent

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Fitout

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Internal



Compton

For Rent

Suncourt House
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Terrace



Internal

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Location

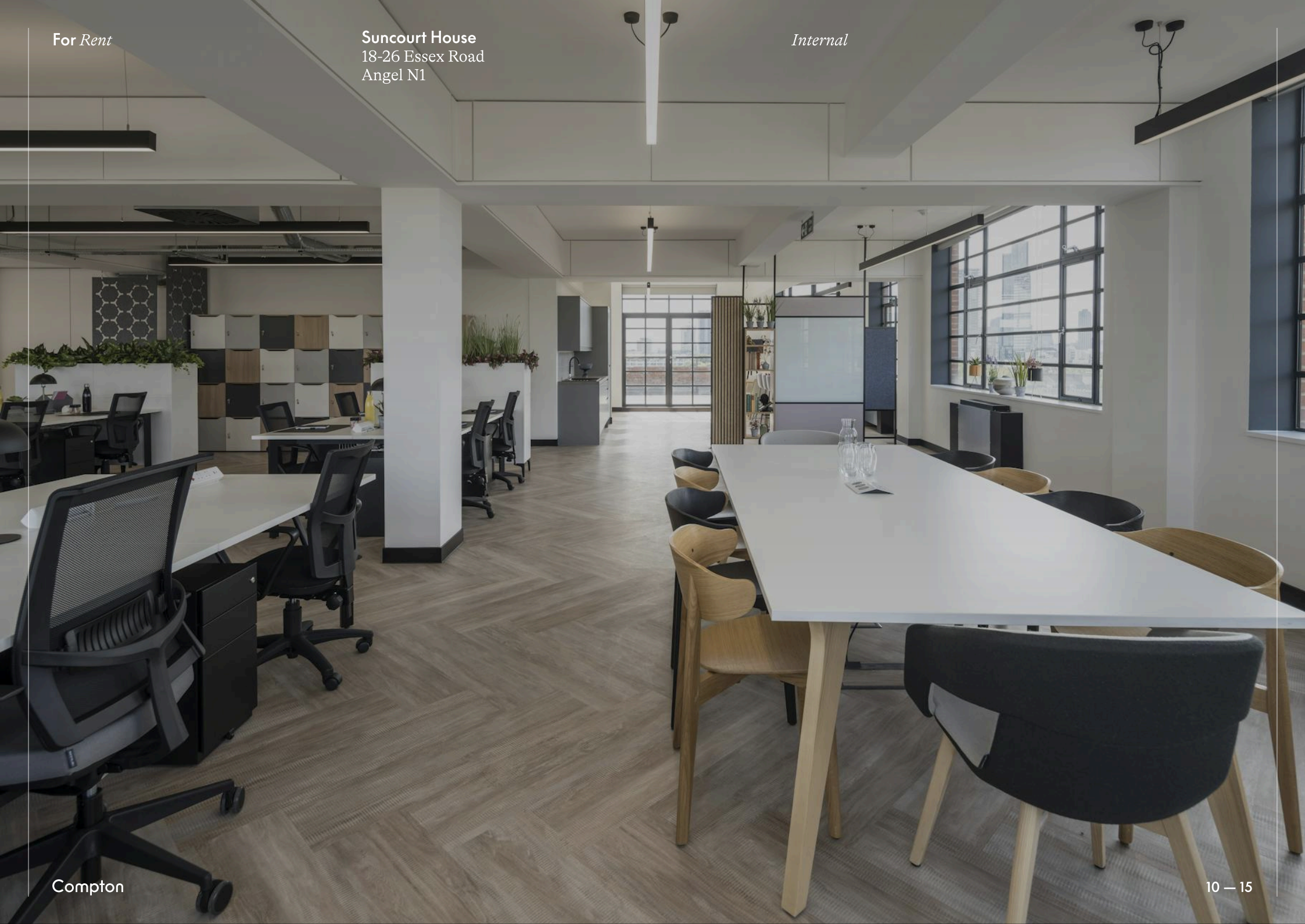
The building is brilliantly located on Essex Road and only moments away from Angel Station and Islington Green. The Angel district is renowned for its exciting streetscape, where Islington High Street is home to a plethora of bars, restaurants, cafes and retailers.



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Internal



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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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External



Internal

For Rent

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Availability

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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Terms

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

Content

Watch the Film
(click button)



Developer

Private

Local Authority

The London Borough of Islington

VAT

The property is elected for VAT

Tenure

New Lease

Availability

Available Immediately

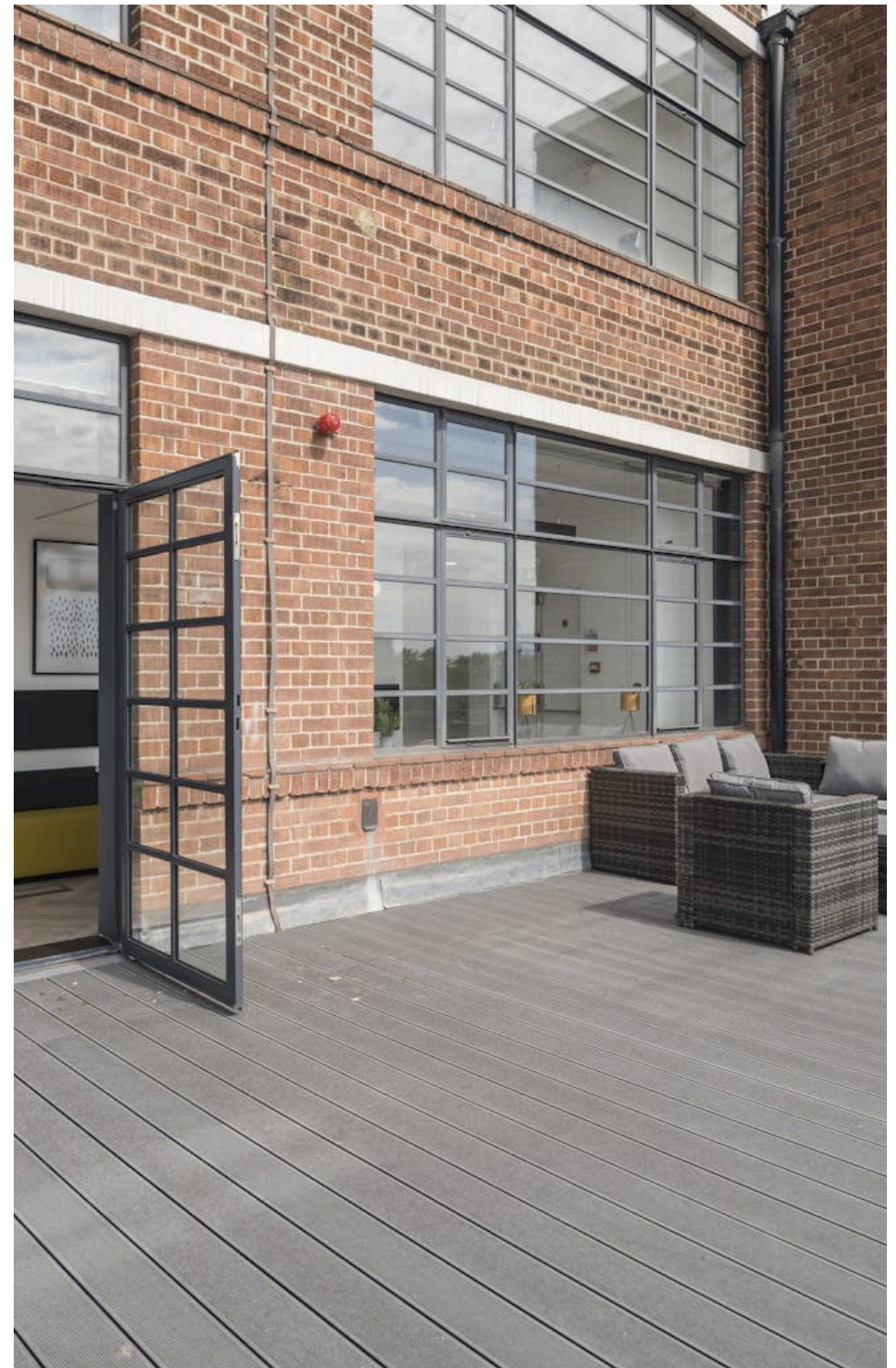
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