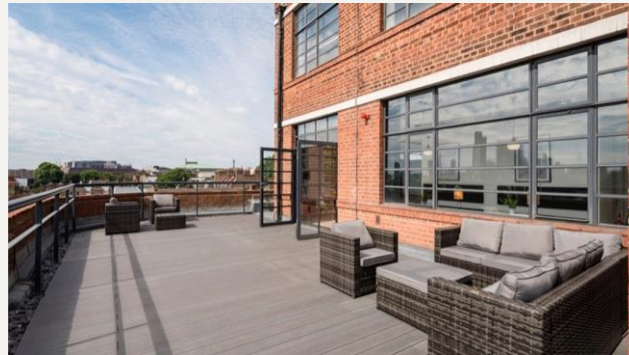




Susskind.

Suncourt House, 18-26 Essex Road N1

A classic warehouse property which has benefitted from a comprehensive office refurbishment in recent years. The building is located in a prime Islington position, adjacent to Upper Street and within a short walking distance to Angel Station.



On offer at Suncourt House, you will find high quality, fully-fitted office accommodation with the 4th floor comprising views of The City by way of it's 2 x private terraces.



Suncourt House, 18-26 Essex Road N1

Summary

Newly refurbished high quality fully fitted office space in the heart of Angel available to rent

Features

- Fully fitted
- Two private roof terraces with spectacular views (4th floor)
- Zoom & phone booths
- 24 hour access
- Wood effect flooring
- Generous floor to ceiling height
- Fully accessible metal tile raised access flooring
- Modern suspended lighting
- Air-conditioning
- Kitchenette
- WC & shower facilities

Transport

- Angel
- Essex Road

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

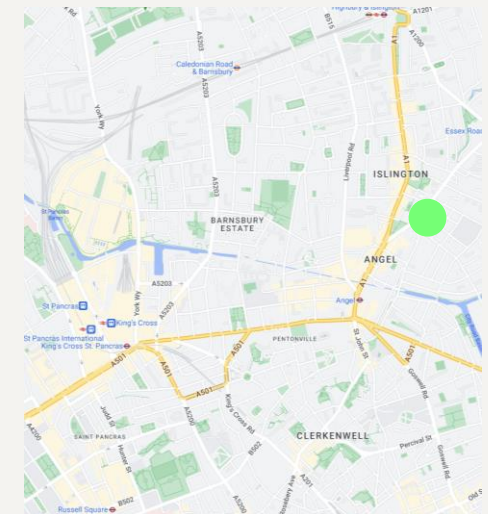
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fifth & Sixth	3,692	£45.00	£10.04	£16.50	£22,010.47	Available
Fourth	3,128	£49.50	£10.24	£15.96	£19,732.47	Available
First	4,132	£42.50	£10.24	£16.50	£23,841.64	Available
Total	10,952	-	-	-	-	

*Interested parties should make enquiries with the local authority.

Map



Suncourt House, 18-26 Essex Road N1

Viewing via sole agents

For further information and inspections please contact sole agents:

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07702 643 317
Roni@susskind.london

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Ollie Lazarus
07805 756 620
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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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