

Compton

Islington

79 & 81-83 Essex Road
N1 2SF

A Unique Opportunity to lease two
characterful a Short Walk from
Angel Station

For Rent

1,279 to 6,097 ft²

020 7101 2020
compton.london



Compton

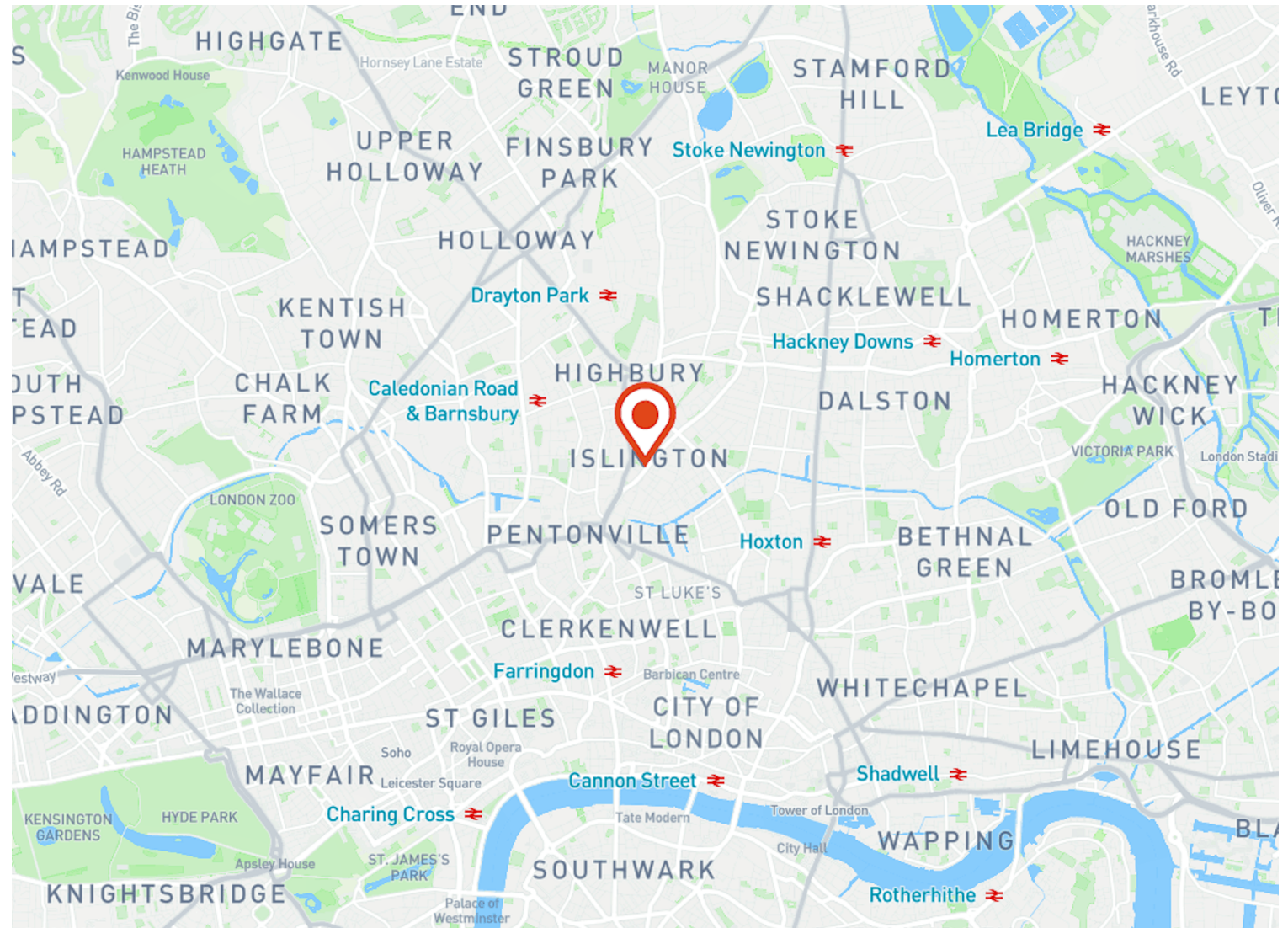
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Location

79 & 81-83 Essex Road occupies a prominent position on the west side of Essex Road, a vibrant mixed used location. The micro-location has witnessed significant investment in the office market in recent years with the redevelopment of the Old Sorting House, 46 Essex Road as well as the comprehensive refurbishment of Suncourt House, 18-26 Essex Road. The property is surrounded by a diverse mix of independent retailers and global brands.

The property is located by Upper street and a 7 minute walk from Angel underground station and a 3 minute walk from Essex Road Station providing direct access to the Northern Line and Overground. Angel is at the heart of the rapidly growing central London office “villages” which has become synonymous with the life science, tech, media and creative industries

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Amenities

- Two Characterful Self-Contained Townhouse
- Abundant Natural Light
- Front Courtyard
- Generous Floor to Ceiling Height
- Located a 7 minute walk from Angel Station

Description

79 & 81-83 Essex Road is a late 17th century Grade II listed townhouse. The building comprises 6,097 sq ft of office accommodation arranged over lower ground, ground and two upper floors.

The property boasts exceptional natural light, with large sash windows on both the east and west sides and excellent floor-to-ceiling heights throughout. Restored in the 20th century to its 18th century façade, the building retains many original period features, including a moulded mahogany staircase and wood panelling.

The properties have been interconnected on lower ground, ground and 2nd floor providing the opportunity to lease the two buildings together.

The property benefits from two dedicated parking space (held on separate licence).

The building is ideally positioned for a comprehensive refurbishment for either a developer or owner occupier. It also offers potential for change of use, subject to the necessary planning consents.

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Content

View on Website



Local Authority

The London Borough of Islington

Legal Costs

Each party to bear their own legal costs incurred in this transaction

EPC

Available upon request

Business Rates

Available on request.

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Floor Areas & Outgoings

The building has been independently measured by Sterling Temple and comprises the following Net Internal Areas.

Name	sq ft	Rent (sq ft)	Total year
Lower Ground	1,279	£17.50	£22,382.50
Ground	1,869	£20	£37,380
1st	1,629	£20	£32,580
2nd	1,320	£20	£26,400
Total	6,097	£19.38	£118,742.50

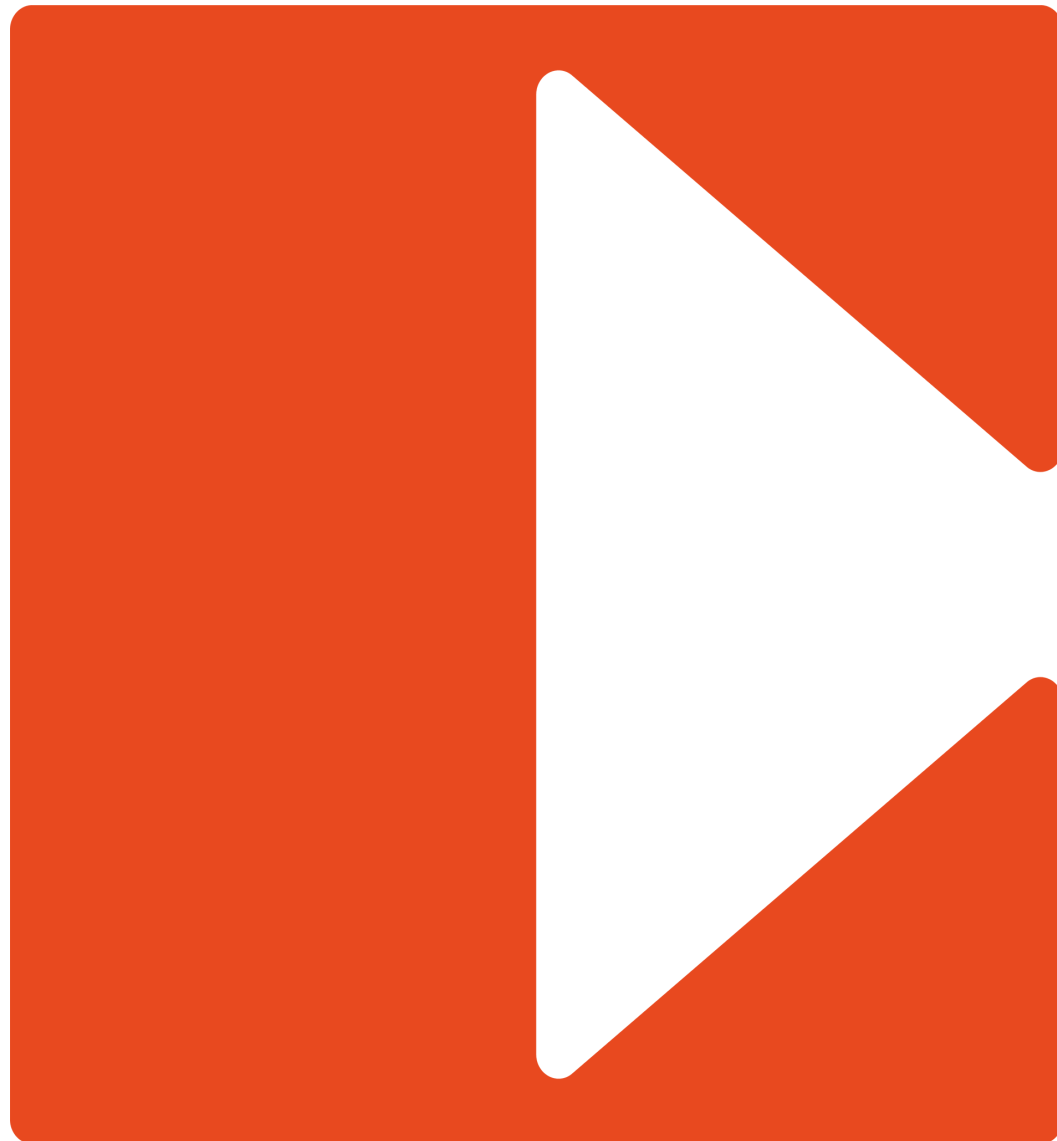
Compton

Contact Us

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

Sonia Oberoi
so@compton.london
+44 (0) 7483 882 598

Alice Thomas
at@compton.london
07769176645



sterlingtemple

Geometric Report

81-83 Essex Road,
London, N1 2SF
Reference 24.10.3106
16 October 2024



Contents

- 1. What we do & how
- 2. Further services
- 3. Report objective
- 4. Site and survey conditions
- 5. Schedule of Areas
- Drawings



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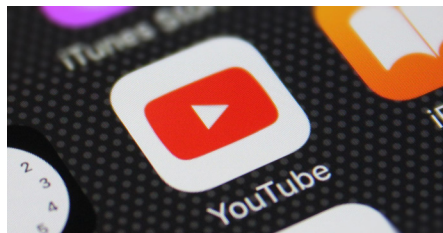
1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.



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3. Report Objective

A measured survey took place at 81-83 Essex Road, London, to prepare illustrated floor plans and to calculate floor areas.

4. Site Conditions

The property consists of a commercial office space across lower ground, ground and two upper floor levels. On the day of the survey the property was vacant, whilst providing satisfactory conditions for the survey.

5. Schedule of Areas

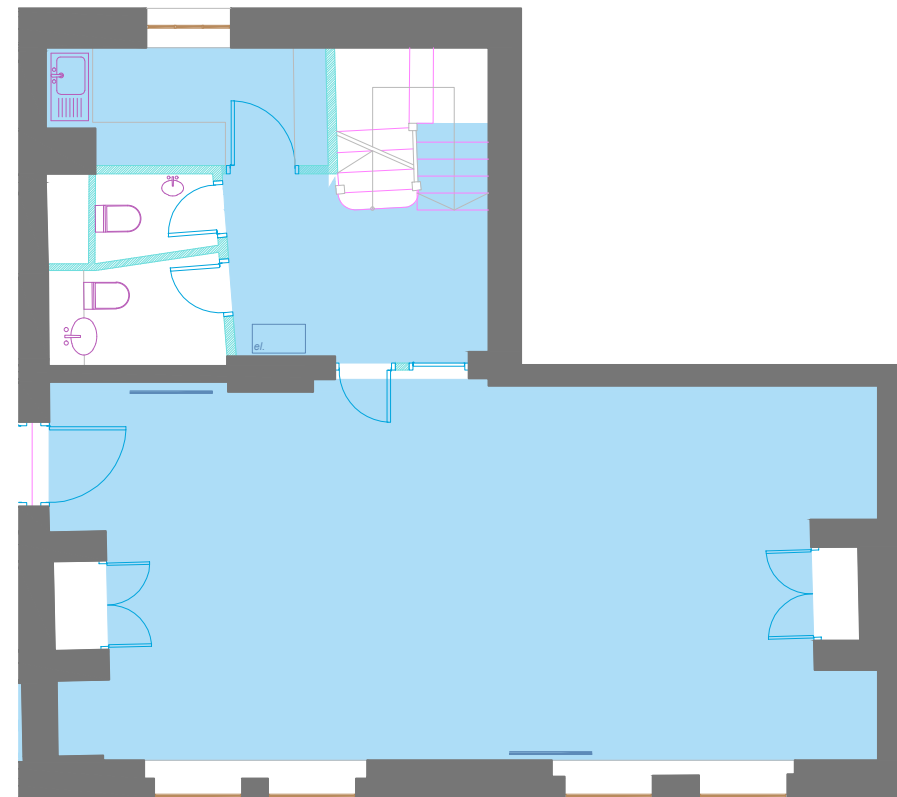
Net Internal Area	SQM	SQFT
Second Level	57.4	618
First Level	86.7	933
Ground Level	76.4	822
Lower Ground	65.3	703
Total NIA	285.8	3,076
Gross Internal Area	SQM	SQFT
Second Level	80.9	871
First Level	103.7	1,116
Ground Level	105.0	1,130
Lower Ground	80.1	862
Total NIA	369.7	3,979

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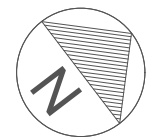


REFERENCES

 Net Internal Area



Lower Ground



0m  5m
Scale 1:100

Essex Road

81-83 Essex Road
London
N1 2SF

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2024	00	24.10.3106	Property Survey	0/0

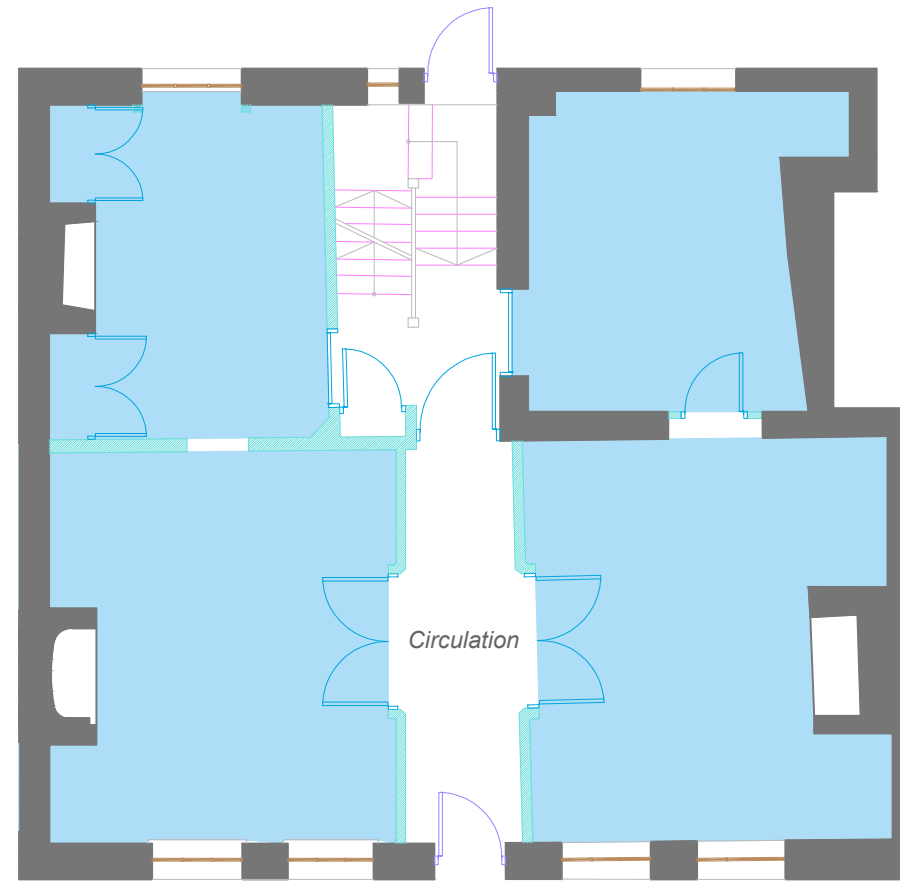
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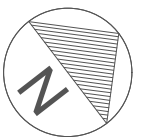
0203 4639225
www.sterlingtemple.com

REFERENCES

 Net Internal Area



Ground Level



0m  5m
Scale 1:100

Essex Road

81-83 Essex Road
London
N1 2SF

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2024	00	24.10.3106	Property Survey	0/0

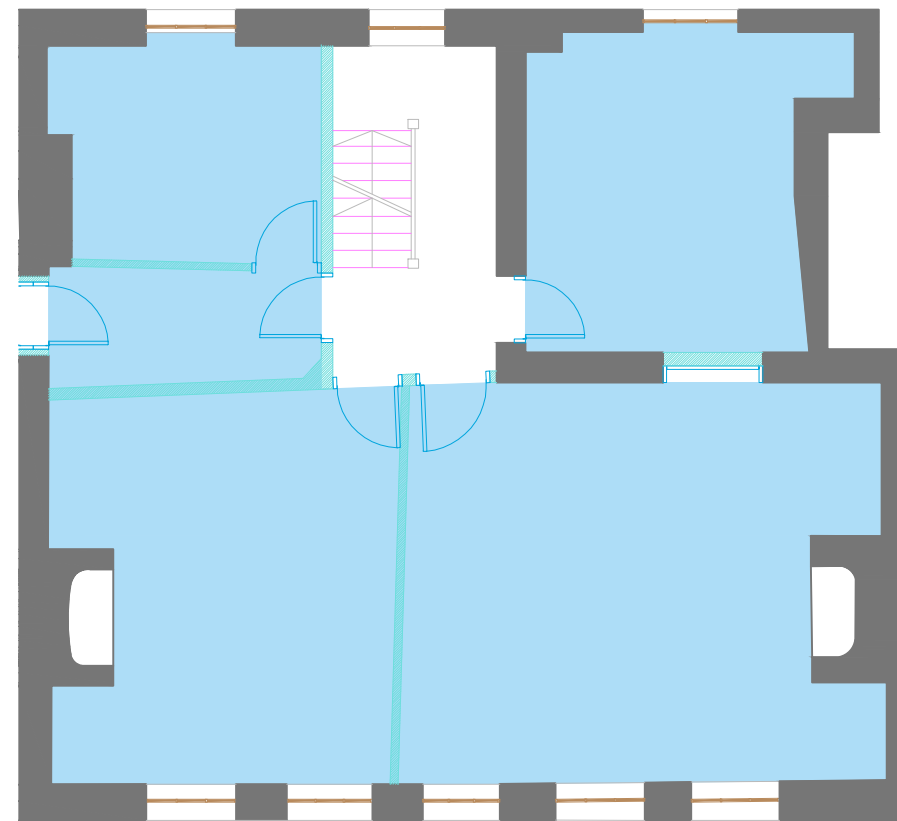
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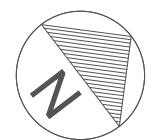
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REFERENCES

Net Internal Area



First Level



0m 5m
Scale 1:100

Essex Road

81-83 Essex Road
London
N1 2SF

Drawing Name
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2024	00	24.10.3106	Property Survey	0/0

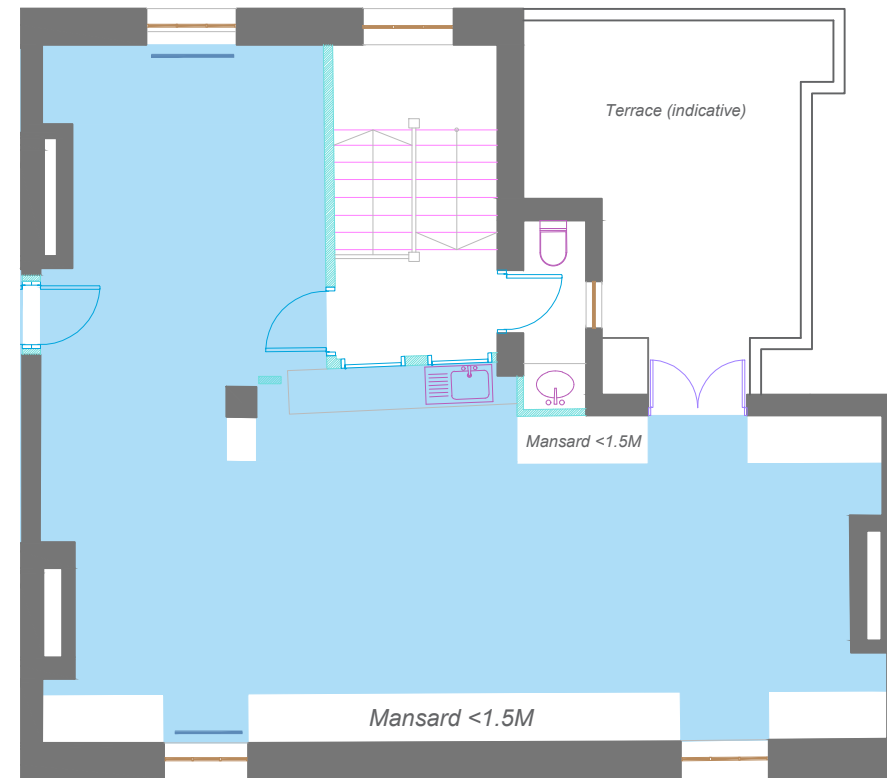
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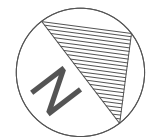
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REFERENCES

 Net Internal Area



Second Level



0m  5m
Scale 1:100

Essex Road

81-83 Essex Road
London
N1 2SF

Drawing Name
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2024	00	24.10.3106	Property Survey	0/0

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Geometric Report

79 Essex Road,
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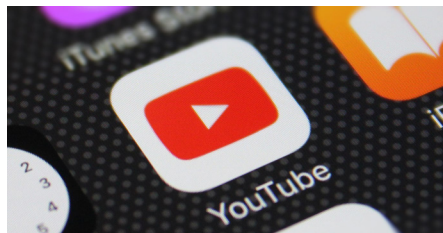
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3. Report Objective

A measured survey took place at 79 Essex Road, London, to prepare illustrated floor plans and to calculate floor areas.

4. Site Conditions

The property consists of a commercial office building over lower ground, ground and two upper floor levels. On the day of the survey the property was vacant, while providing satisfactory conditions for the survey.



5. Schedule of Areas

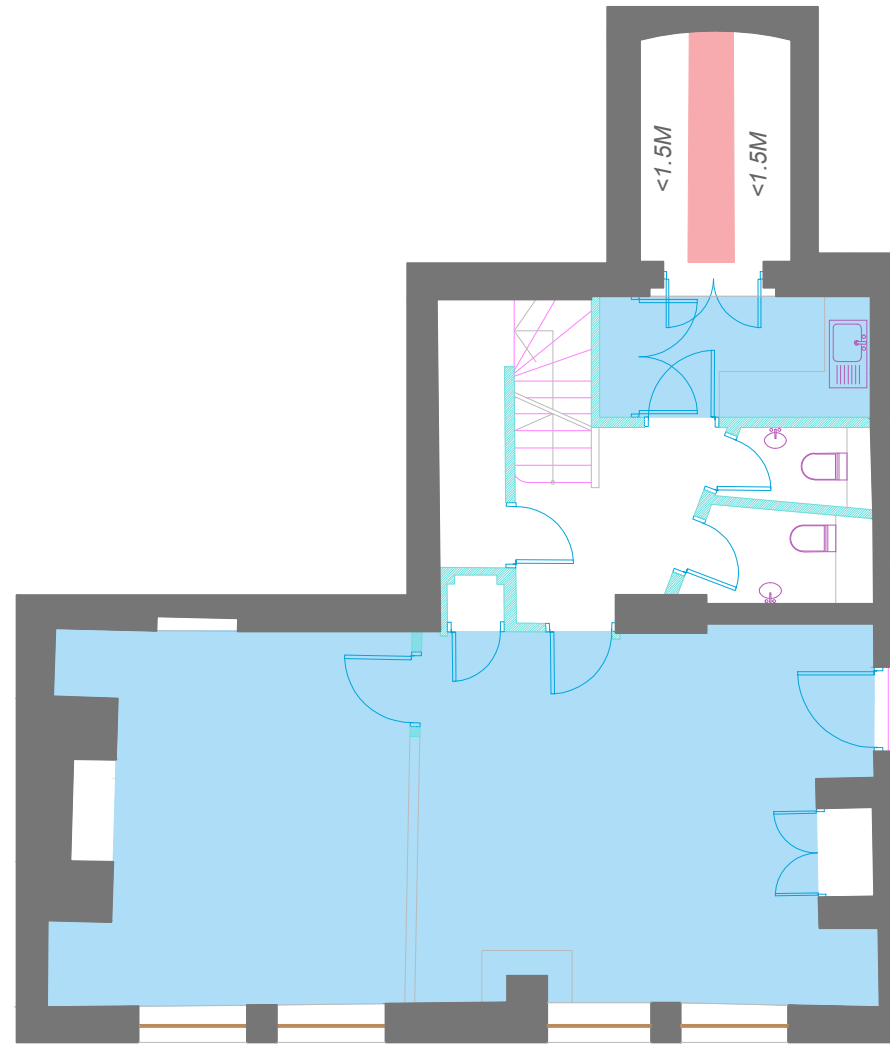
Net Internal Area	SQM	SQFT
Second Level	56.8	611
First Level	87.0	936
Ground Level	75.0	807
Lower Ground	55.6	598
Vault	1.8	19
Total NIA	276.2	2,973
Gross Internal Area	SQM	SQFT
Second Level	79.8	859
First Level	107.4	1,156
Ground Level	107.9	1,161
Lower Ground	85.7	922
Total NIA	380.8	4,099

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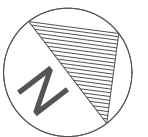


REFERENCES

-  Net Internal Area
-  Vault



Lower Ground



Essex Road

79 Essex Road
London
N1 2SF

Drawing Name
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
17/10/2024	00	24.10.3106	Property Survey	0/0

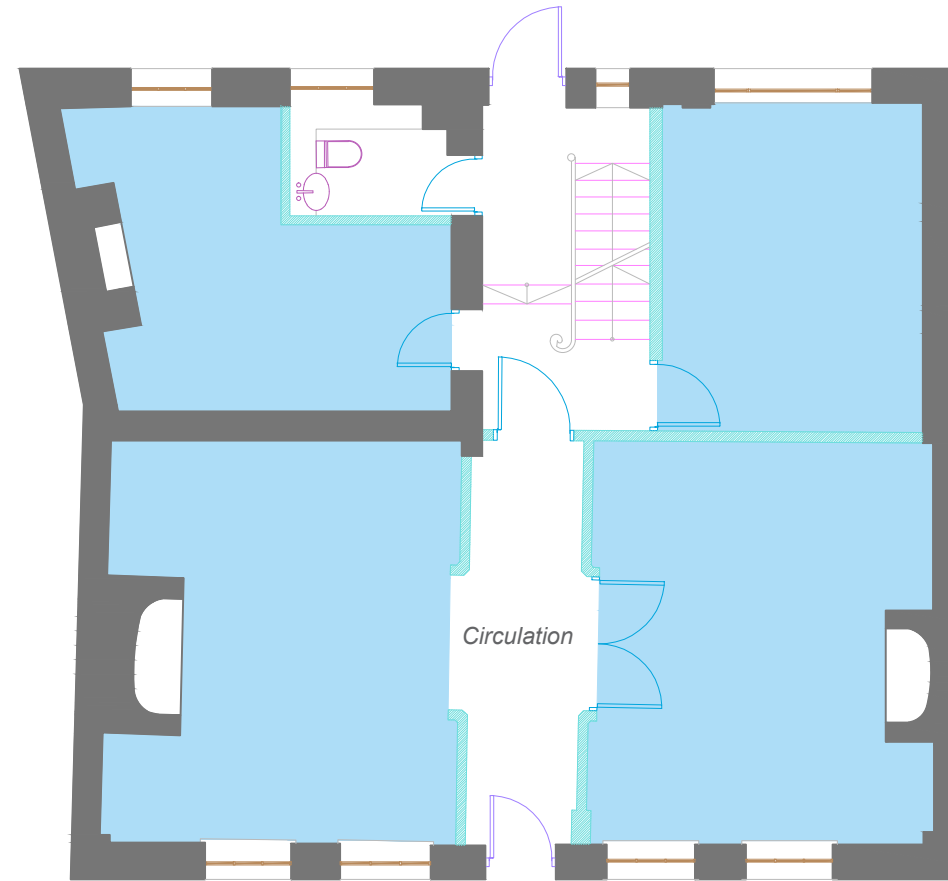
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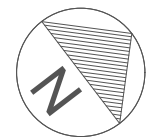
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REFERENCES

 Net Internal Area



Ground Level



0m  5m
Scale 1:100

Essex Road

79 Essex Road
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Drawing Name
Ground Level Floor Plan

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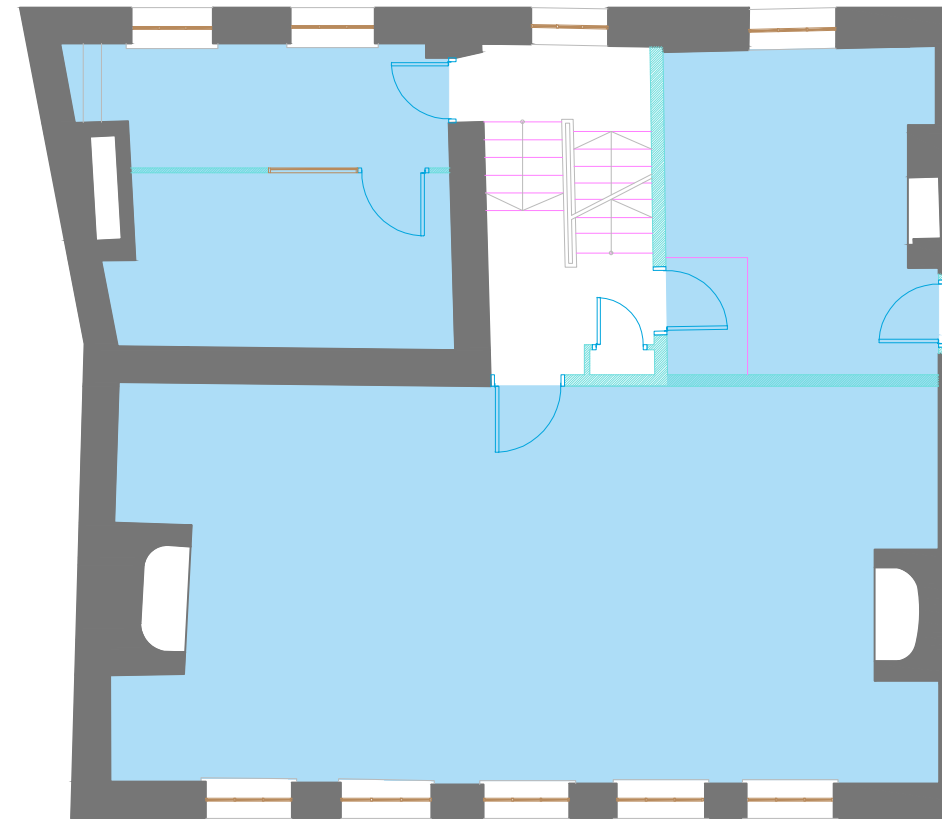
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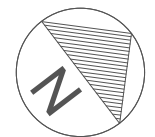
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 Net Internal Area



First Level



0m  5m
Scale 1:100

Essex Road

79 Essex Road
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N1 2SF

Drawing Name
First Level Floor Plan

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17/10/2024	00	24.10.3106	Property Survey	0/0

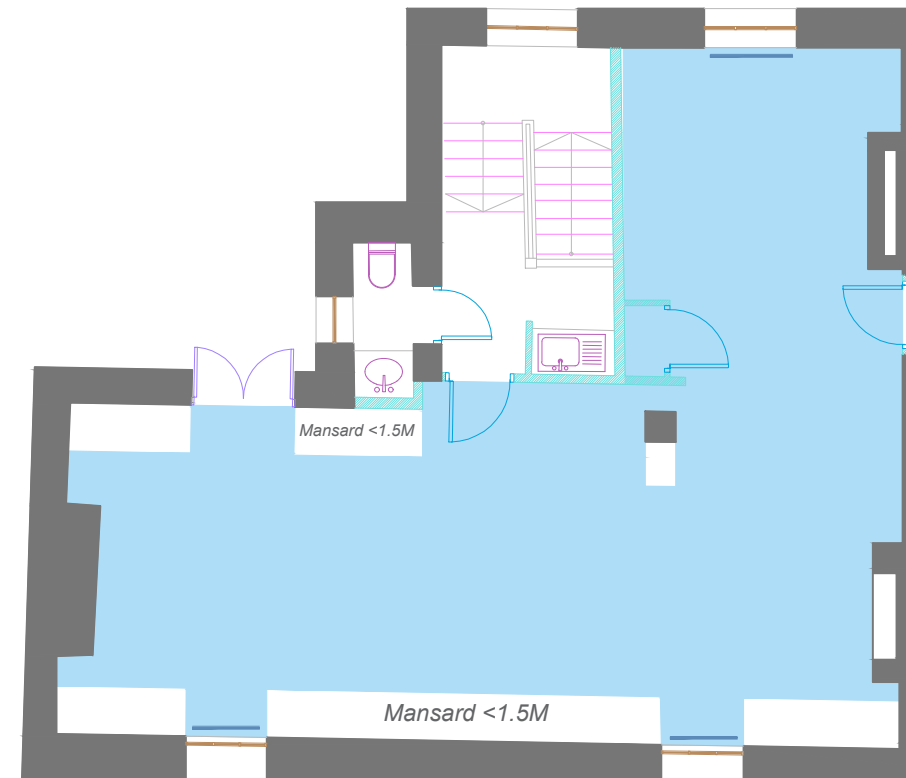
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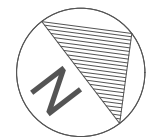
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 Net Internal Area



Second Level



0m  5m
Scale 1:100

Essex Road

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Drawing Name
Second Level Floor Plan

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