

Compton

Angel

Suncourt House
18-26 Essex Road
N1 8LN

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

For Rent

3,128 to 10,952 ft²

020 7101 2020
compton.london



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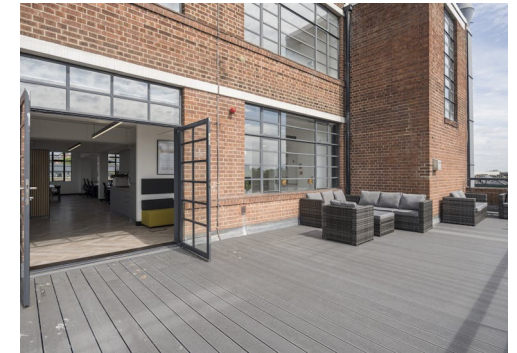
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Amenities

- 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

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

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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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