

**1 Highbury Crescent
Islington
London
N5 1RN**

Offices To Let by way of new lease

£40,000 Per annum

Set on Highbury Crescent close to Highbury Place and the recreational area of Highbury Fields. Highbury and Islington rail station a short distance away. Easy access to the A1/M1 Via Holloway Road and Upper Street.



Islington



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

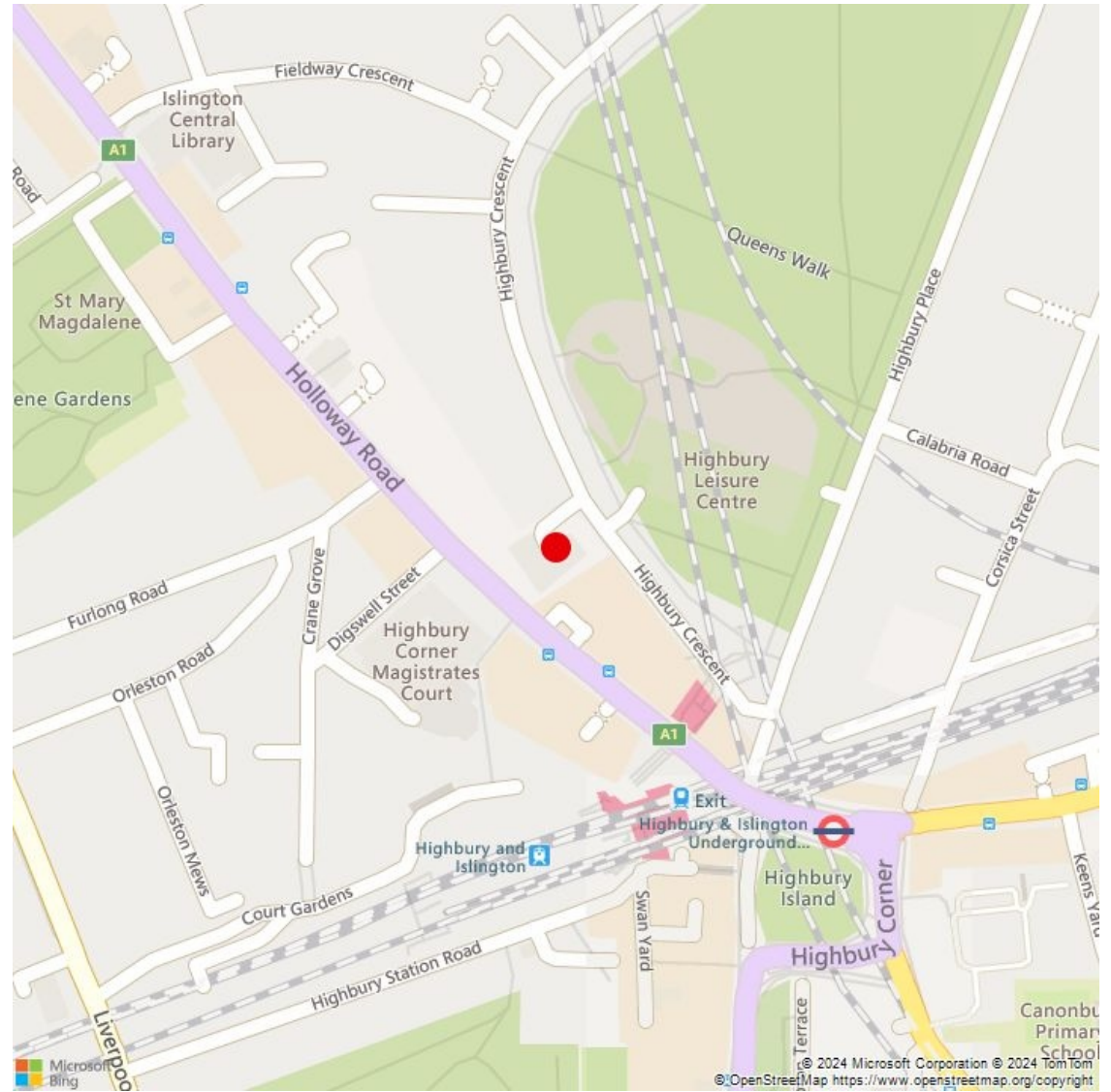
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Ground floor arranged as 2 office suites 1800 sq.ft. approx. each with secondary private access. East suite 281.26 sq.ft. approx, west suite - 298.38 sq.ft. approx. disabled wc and wc facilities.
First floor accessed via internal staircase into open plan area 791.15 sq.m approx.
Vacant possession July 2024



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Rent

£40,000 per annum

EPC

Energy Rating E - Valid until 2030

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Each side to bear their own legal fees



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Rates

Rateable value - £38,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

. Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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