

**The Ivories**  
**6-18 Northampton Street**  
**Islington**  
**London**  
**N1 2HY**

**To Let By Way of New  
Lease**

**£19,680 - £62,640 Per  
annum**

Set on Northampton Street an affluent part of London, 1 minutes walk from Essex Road station and Highbury & Islington tube. Islington is well known for its shops, restaurants and night life. The area will be more enhanced through the regeneration of Islington Square.



***Islington***



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

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

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

The property provides a range of offices, all self-contained with their own entrances onto a central courtyard. Benefits from secure 24/7 access, aircon and super-fast broadband.

Unit IV.04 392 sq.ft - £19,680 per annum

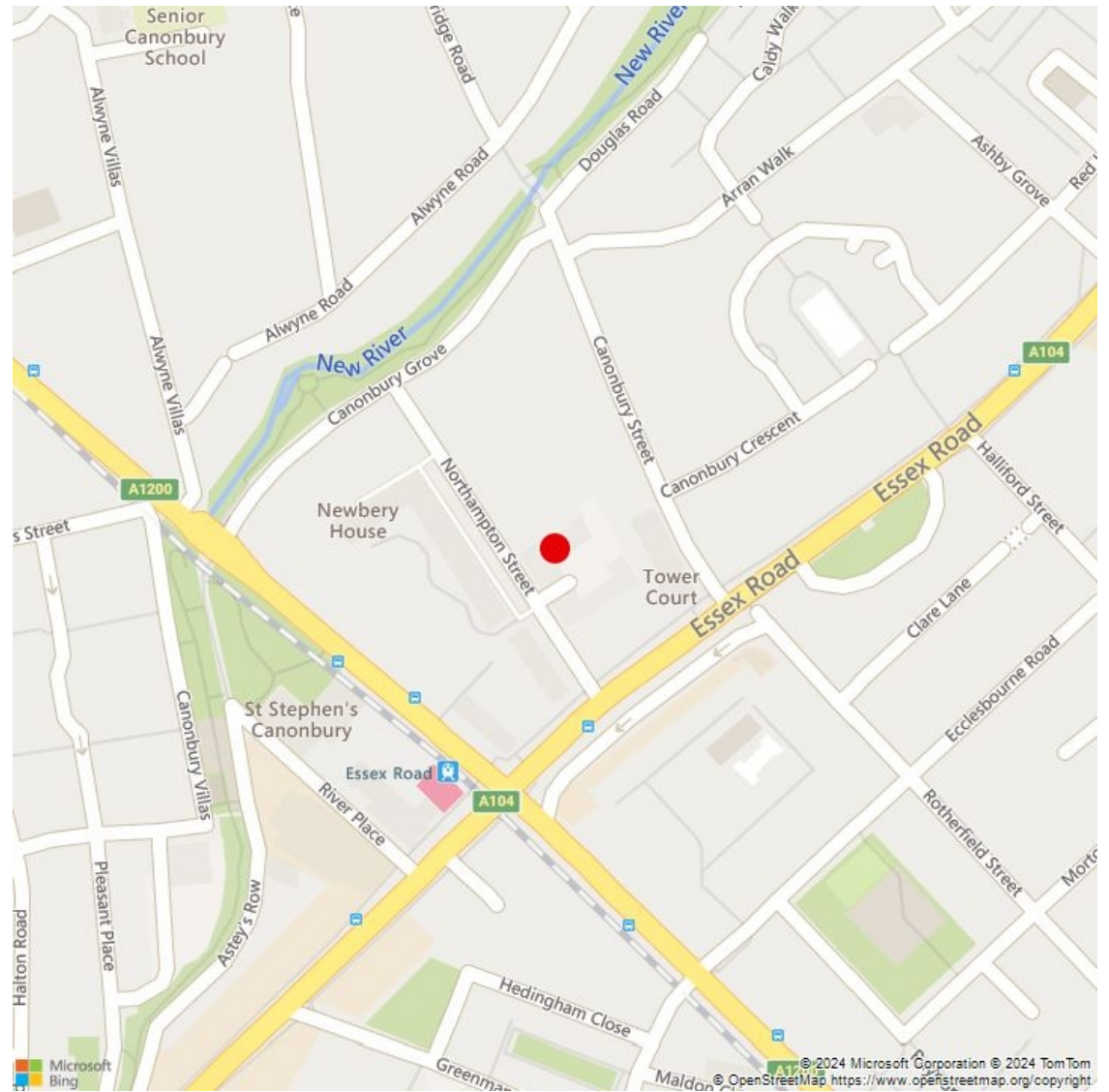
Unit IV.10a 807 sq.ft. - £40,380 per annum

Unit IV.12A 779 sq.ft. - £39,000 per annum

Unit IV.14 1374 sq.ft. - £62,640 per annum

Unit IV.16 878 sq.ft. - £41,268 per annum

Unit IV.21 1252 sq.ft. - £62,64 per annum



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## Rent

£19,680 - £62,640 per annum



## 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

Please enquire of the Local Authority

## EPC

Available upon request



## 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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