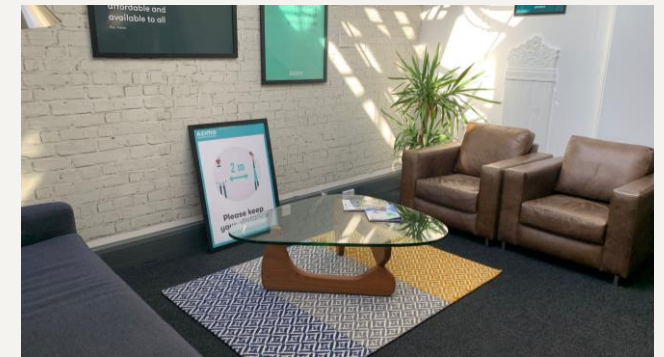




Susskind.

173-174 Upper Street N1

Superb value office accommodation providing self-contained upper floors ideal for media/creative occupiers benefitting excellent natural light and comfort cooling available for immediate occupation. The mid-terraced property is located opposite Islington Town Hall. Local occupiers include The Almeida, Ottolenghi as well as numerous popular retailers and restaurants servicing the area.



173-174 Upper Street N1

Summary

Media style office floors available for immediate occupation

Features

- Media style finishes
- Several meeting rooms
- Open plan layout
- Perimeter trunking
- Comfort cooling
- WC facilities
- Kitchenette
- Air conditioning

Transport

- Highbury & Islington
- Angel

Lease

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

EPC

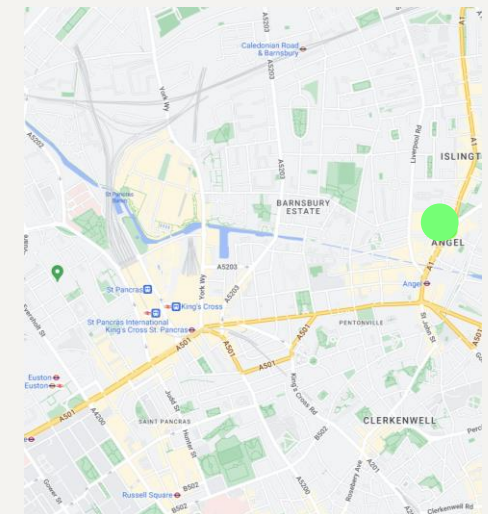
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
First	1,536					
Second	805	£20.00	£4.86	£10.93	£9,016.10	Available
Third	682					
Total	3,023	£20.00	£4.86	£10.93	£9,016.10	Available

*Interested parties should make enquiries with the local authority.

Map



173-174 Upper Street N1

Viewing via sole agents

For further information and inspections please contact sole agents:

Roni Rosenberg
07702 643 317
Roni@sussskind.london

Ashley Goodman
07973 184 329
Ashley@sussskind.london

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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