

N°1 ANGEL

1 ISLINGTON
HIGH STREET N1

GROUND & BASEMENT
RESTAURANT UNIT

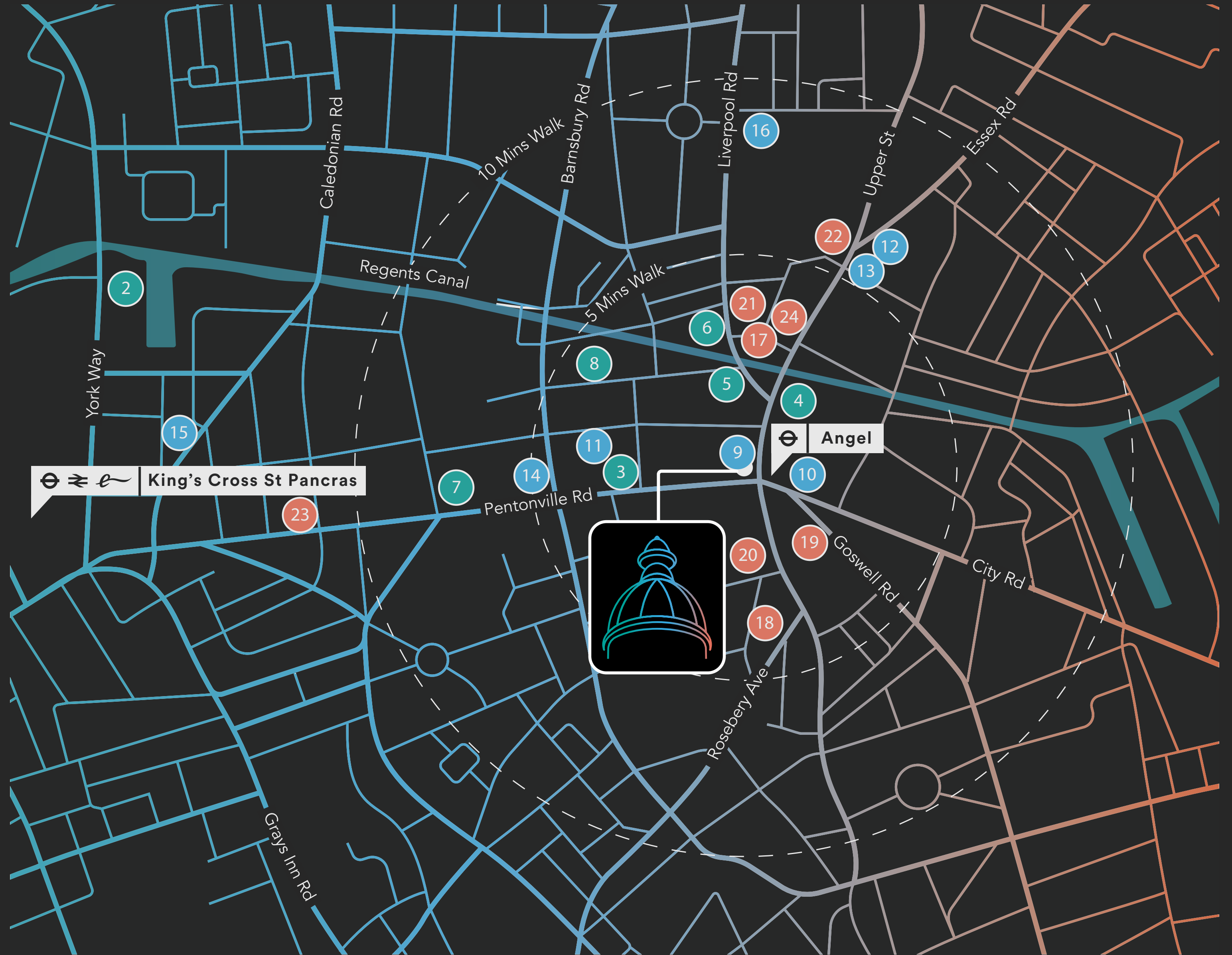
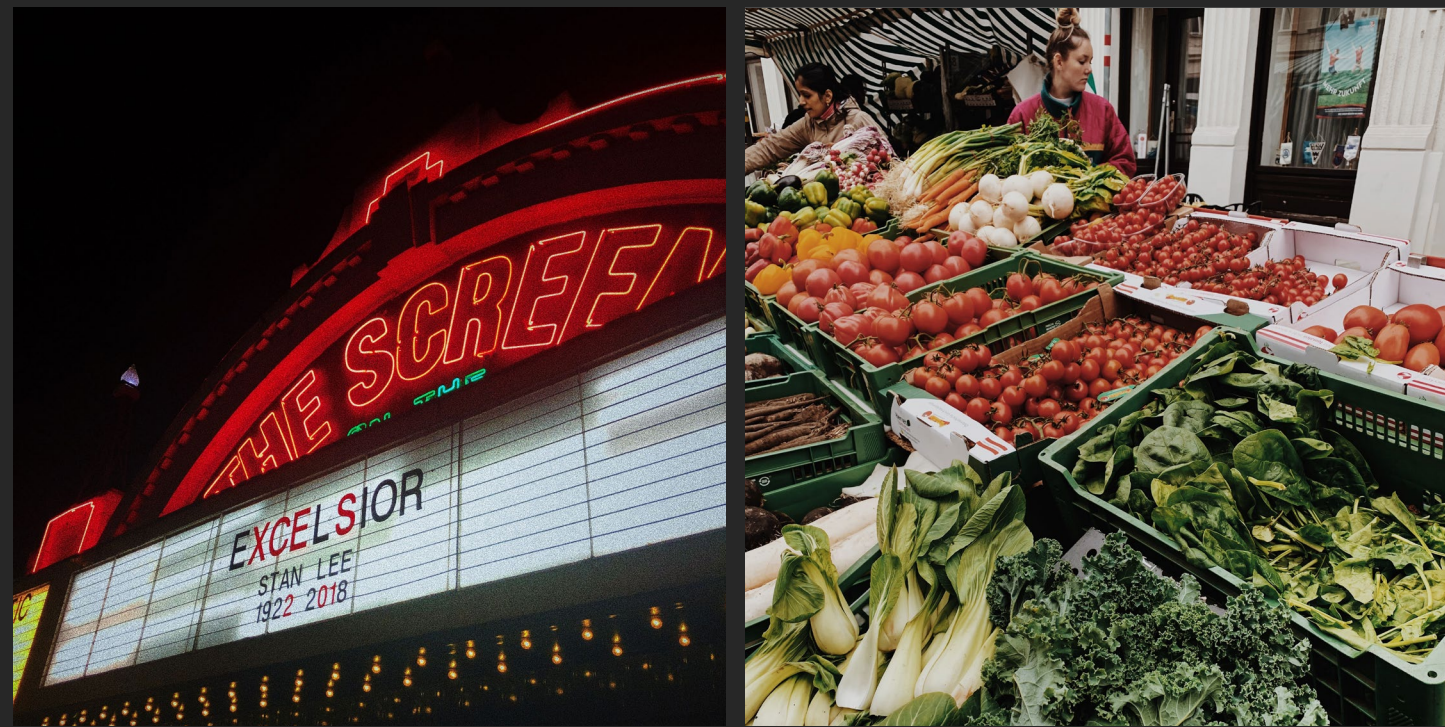
3,768 SQ FT | 350 SQ M

AVAILABLE Q1 2024



N°1 ANGEL

1 ISLINGTON HIGH STREET N1



Local Occupiers

1. Google UK
2. WeWork
3. DoubleTree by Hilton
4. Electrowerkz
5. Marks and Spencer
6. Waitrose
7. Tesco Express
8. Chapel Market

Bars/Restaurants

9. The Junction Pub
10. Brewhouse & Kitchen
11. Marco Pierre White
12. Brother Marcus
13. Breakfast Club
14. The Lexington
15. Flat Iron
16. The Pig and Butcher

Well-being

17. Birdies
18. Sadler's Wells Theatre
19. Virgin Active
20. 1Rebel
21. Angel Central Shopping Centre
22. Flight Club
23. Anytime Fitness
24. O2 Academy

N°1 ANGEL

1 ISLINGTON HIGH STREET N1

FLOOR PLANS

● Retail Space ● Core

Not to scale. Indicative only.



Ground Floor



ISLINGTON HIGH STREET

Basement



Floor	Sq Ft	Sq M
Ground	2,000	185
Basement	1,786	165
Total	3,786	350

Rent: £180,000 pax

Rates: Interested parties to make their own enquiries directly with the London Borough of Islington.

Service Charge: Estimated at £2.65 Per Sq Ft (2024/25)

EPC: Available on request.

Lease: A new lease for a term by arrangement is available directly from the Landlord.

Costs: Each party is to bear their own legal and professional costs.

CONTACT

Suskind.

Adam Noble
adam@suskind.london
07980 991 217

Roni Rosenberg
roni@suskind.london
07702 643 317

BRUCE
GILLINGHAM
POLLARD

Sophie Moorcroft
sophie@brucegillinghampollard.com
07787 292 602

Tracey Pollard
tracey@brucegillinghampollard.com
07779 323 306

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT. January 2024. Designed by studio185.london | 365