
TO LET

**Northway House, 257-258 Upper Street
London N1 1RU**

**Office accommodation available in
shell condition**

**2,520 - 8,632 Sq Ft
(234 - 802 Sq M)**

Northway House, 257-258 Upper Street, London N1 1RU

DESCRIPTION

The building is offered in shell condition. The accommodation is accessed via its own dedicated entrance at street level, with office accommodation over first to third floors plus a lower ground floor suitable for amenity space or alternative uses subject to planning and any other required consents. Incentives will be available to fund an agreed specification of refurbishment works. The building will appeal to co-working/serviced office providers.

- ✓ Centrally heated space
- ✓ Air cooling on first floor (not tested)
- ✓ Passenger lift
- ✓ Excellent natural light
- ✓ Secure cycle storage



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Third	1,520	141
Second	1,520	141
First	3,058	284
Lower Ground	2,535	236
Total	8,632	802

QUOTING RENT

Upon application.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

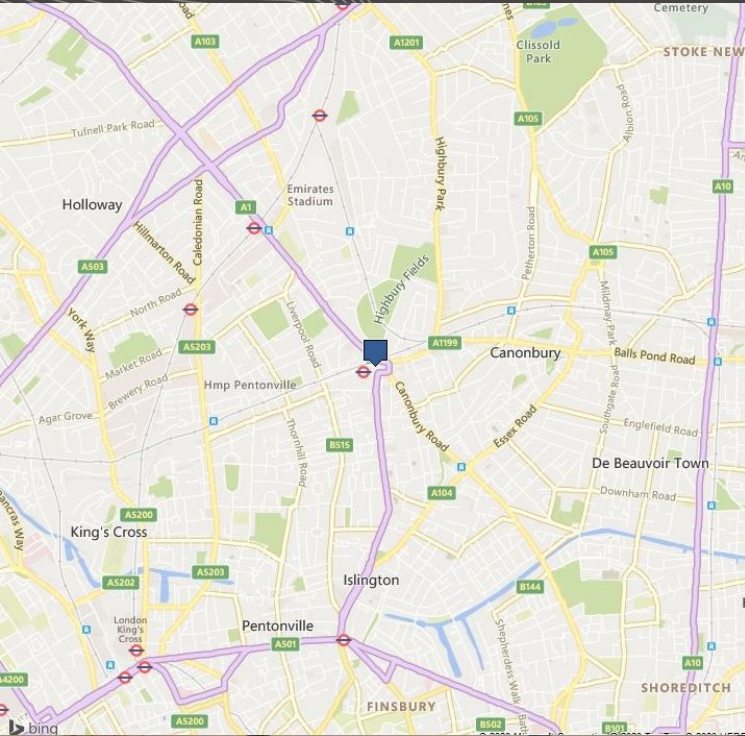
TERMS

Available on new lease by arrangement up to June 2033.

EPC EPC report is available upon request.



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LOCATION

The building is situated on the western side of Upper Street at the junction with Highbury Station Road, adjacent to Highbury and Islington Station. The area is well served by numerous cafes, bars and restaurants, as well as open spaces including St Mary's Church and Islington Green.



LOOR OFFICE SPACE

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
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