

RIB

ROBERT IRVING BURNS

64

# ESSEX ROAD

ISLINGTON, LONDON N1 8LR



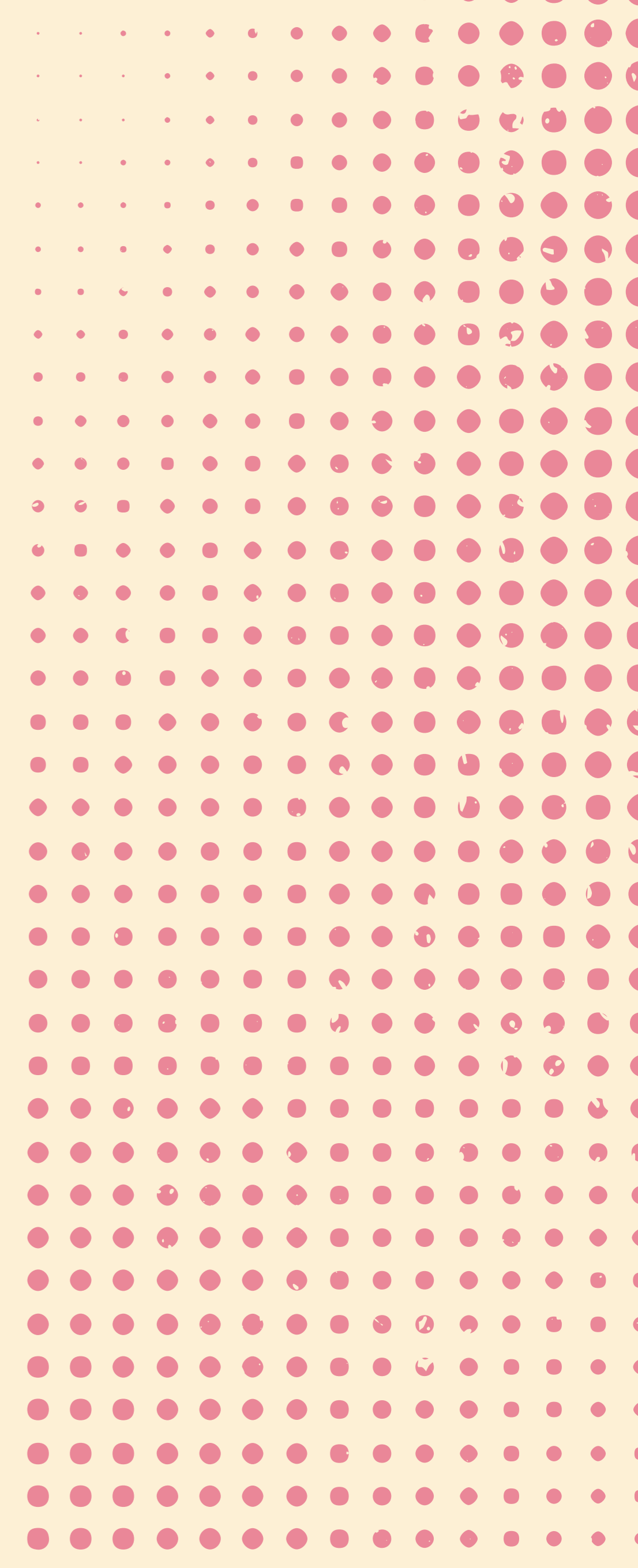
# TO LET

ATTRACTIVE VICTORIAN WAREHOUSE  
BUILDING

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**2ND & 3RD FLOOR**

FROM 1,921 TO 3,943 SQ.FT



# LOCATION

The property is located on Essex Road, mid distance between Islington Green and Essex Road Station. There are a great selection of cafes, bars, restaurants and shops around Islington Green, and both Angel Station and Essex Road Station are easily accessible.



THE DUKE OF CAMBRIDGE



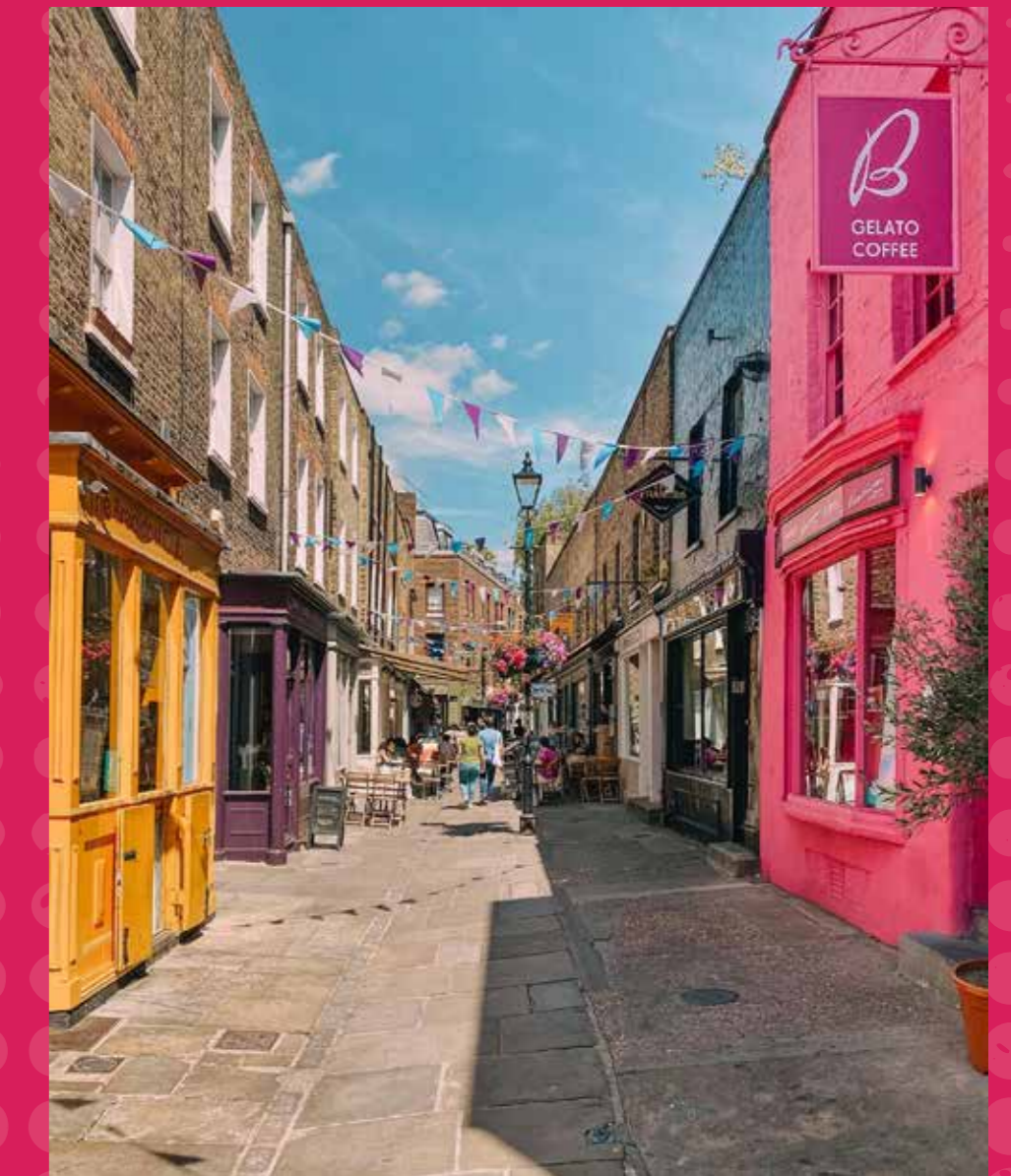
ALMEIDA THEATRE



THE SCREEN ON THE GREEN



FLIGHT CLUB



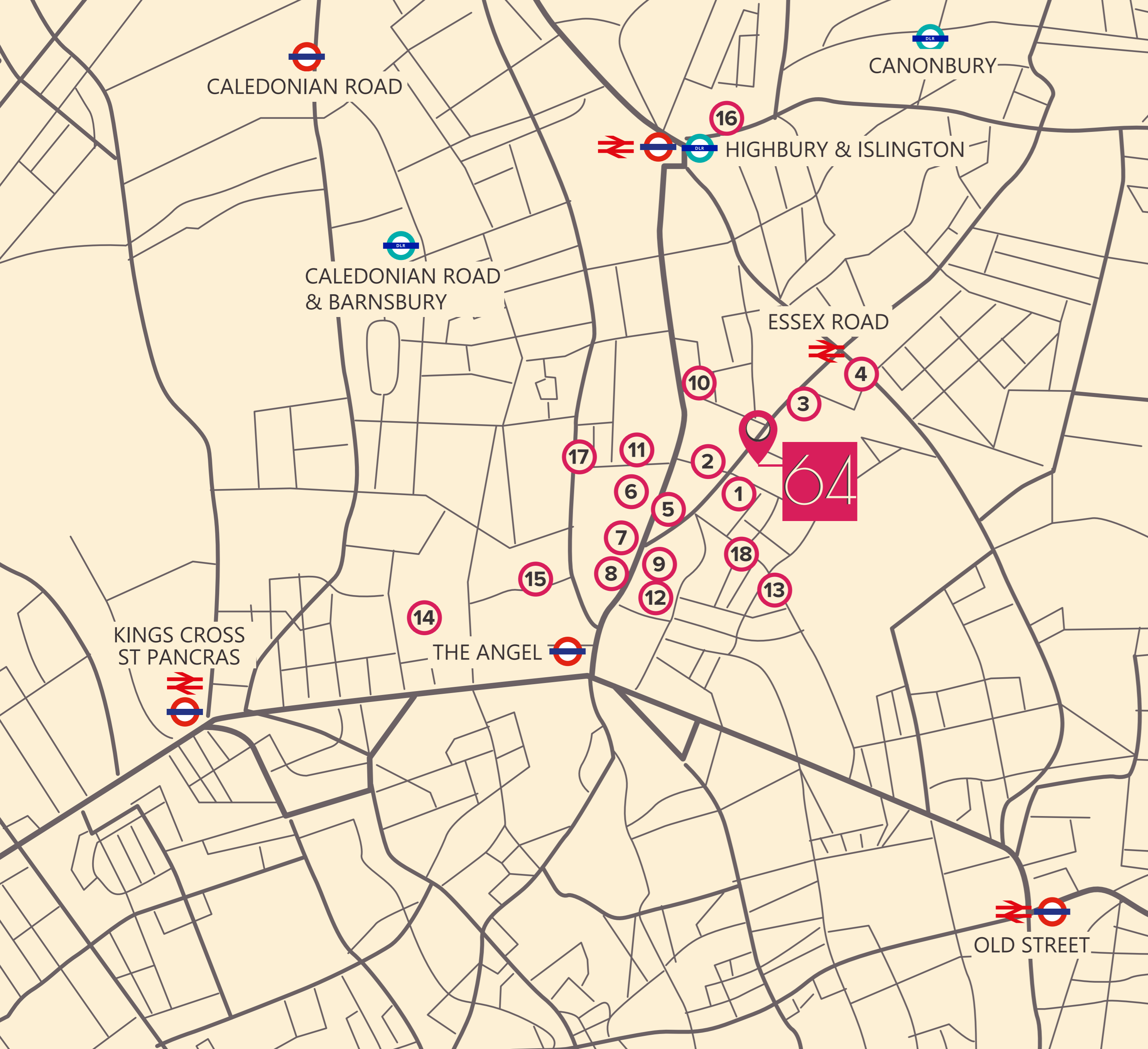
CAMDEN PASSAGE



THE OLD QUEENS HEAD



OTTOLENGHI



# LOCAL OCCUPIERS

1. The Old Queens Head
2. Simmons Bar
3. Tierra Peru
4. Akari
5. Noci
6. Screen of the Green
7. Five Guys
8. Flight Club
9. Camden Head
10. Ottolenghi
11. Almeida Theatre
12. Camden Passage
13. The Duke of Cambridge
14. Little Georgia
15. Business Design Centre
16. Trullo
17. The Regent
18. Angel Comedy @Bill Murray

Traveling times from 64 Essex Road to:

- Essex Road  
6 minutes
- Angel  
7 minutes
- Canonbury  
13 minutes
- Highbury & Islington  
15 minutes
- Old Street  
16 minutes
- King's Cross & St. Pancras  
16 minutes

# DESCRIPTION

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The accommodation is set in this former warehouse building located just north of Islington Green. The suites benefit from excellent natural daylight, high ceilings, warehouse features, 3m ceiling heights, AC (not tested) and excellent natural light from windows on three out of four sides.

# AMENITIES

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- Excellent natural light
- Air conditioning (not tested)
- New LED Lighting
- Fully cabled
- Exposed bricks
- Fully fitted kitchenettes (per floor)
- Intercom system
- Demised Male and Female WCs
- Great floor to ceiling height (3.1m)





PLEASE NOTE THAT THESE ARE FORMER FITTED AND FURNISHED PHOTOS OF THE FIRST FLOOR. CAT A+ DELIVERY IS AVAILABLE ON EACH FLOOR.

# FLOOR PLAN

Not to scale.



## 1ST FLOOR

INDICATIVE FLOOR PLAN AS FITTED

# FINANCIALS

FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
Size (sq. ft.)	2,022	1,921	<b>3,943</b>
Quoting Rent (p.a.) excl.	£79,869	£67,235	<b>£147,104</b>
Estimated Rates Payable (p.a.)	£29,696	£22,829	<b>£52,525</b>
Service Charge (p.a.)	£8,088	£7,684	<b>£15,772</b>
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£117,653</b>	<b>£97,748</b>	<b>£215,401</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.

## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC.

## FLOOR PLANS

Available on request.

## VIEWINGS

Strictly through Robert Irving Burns and our joint agents Anton Page.

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. February 2024.

# CONTACTS

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