

Business Design Centre, 52 Upper Street, N1

Prominent contemporary office space in the heart of Islington

OFFICE

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Description

Formerly the Royal Agricultural Hall, the building was designed by Joseph Paxton and opened in 1862. The building was converted in 1986 into its present use as a modern-day conference and exhibition centre with over 125,000 sq. ft. of offices.

The building hosts more than 300 events yearly delivering unparalleled footfall to a business occupier.

Location

Angel Underground Station is located 0.2 miles from the Centre, providing access to the Northern line with Highbury & Islington (Victoria and Overground services) 0.8 miles, and Kings Cross within 1 mile.

The local Islington area offers a fantastic array of shops, restaurants, convenience retail and cultural and social offers for every occasion, populated by some of London's most dynamic and exciting occupiers taking advantage of this exciting area.

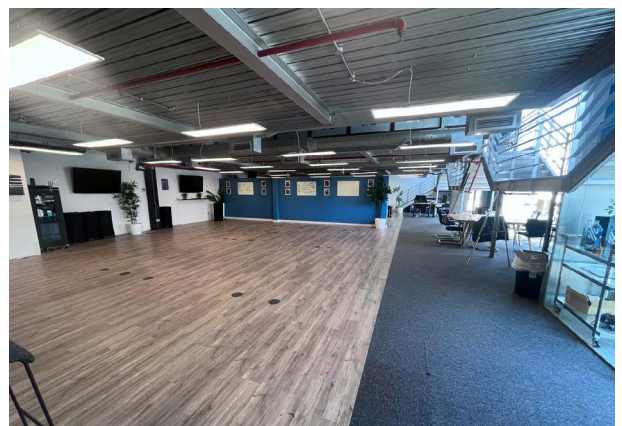
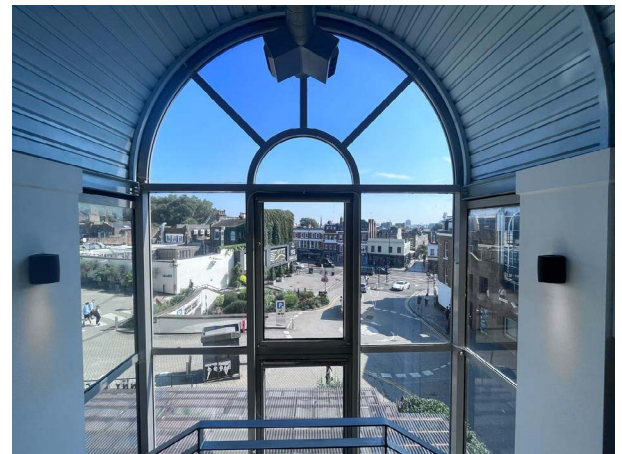
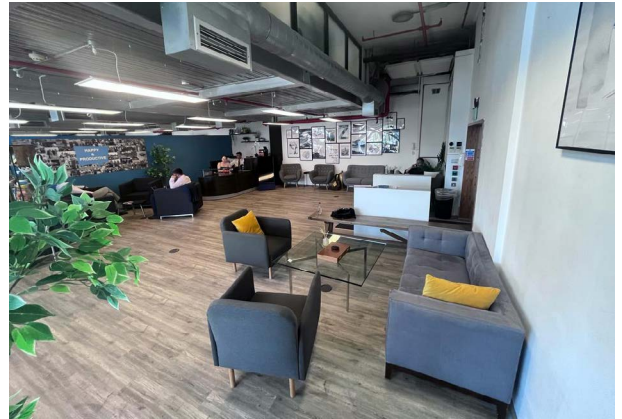
Accommodation (NIA)

Description	sq ft	sq m
Unit 211	882	81.9
Unit 213	882	81.9
Unit 214	1,326	123.2
Unit 238	4,200	390
Total	4,200	390

Suite 238 is a fully self-contained unit arranged over 1st and mezzanine levels situated in a prominent position within the main Business Design Centre.

EPC

On request



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Levy Real Estate LLP
Heddon House, 149-151 Regent Street
London W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

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Exterior Photo



Specification

- Exposed Services
- Air Conditioning
- Demised Kitchen (Unit 238)
- 3 x Meeting Rooms (Unit 238)
- Onsite Car Parking
- Onsite Café / Restaurant
- Reception Area
- Excellent Natural Light
- Prominent Location

Lease Terms

New flexible lease(s) are available directly from the Landlord.

Available either on a traditional lease or a managed basis.

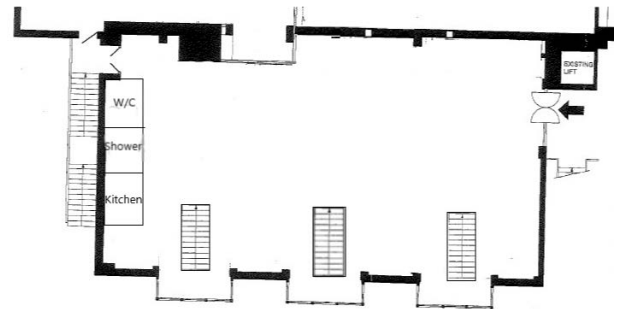
Quoting Rent

£150 per sq.ft (Managed)

Business Rates and Service Charge available on request for a traditional lease.

Floor Plan

Not to scale, indicative only



Further Information

For further information or to organise a viewing, please contact:

Simon Tann

T 0207 747 0141

E simon.tann@levyrealstate.co.uk

Megan Carr

T: 0207 747 0143

E: megan.carr@levyrealstate.co.uk

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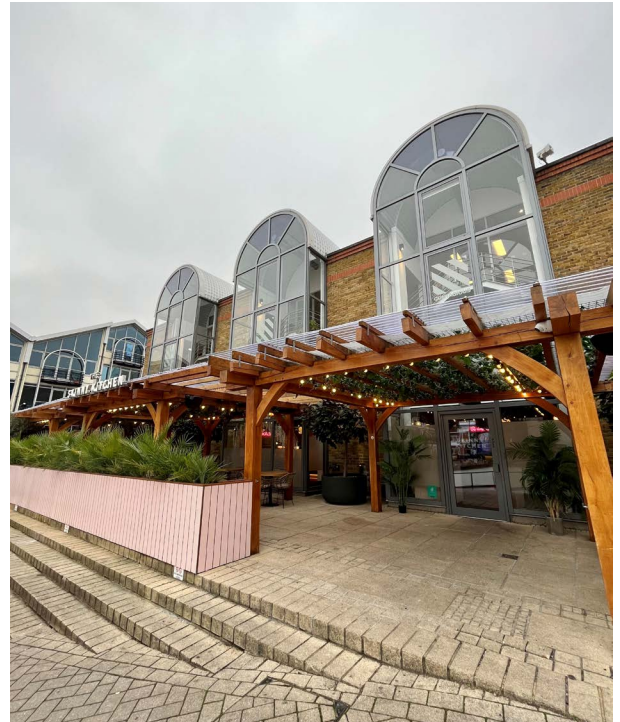


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Samantha Jones

T 0207 747 0140

E samantha.jones@levyrealestate.co.uk

Simon Tann

T 0207 747 0141

E simon.tann@levyrealestate.co.uk

Megan Carr

T: 0207 747 0143

E: megan.carr@levyrealestate.co.uk

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