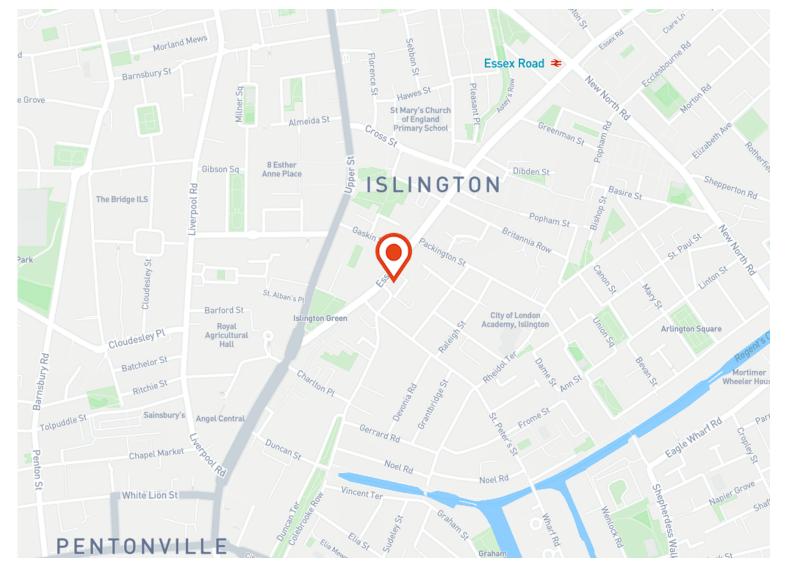


Angel Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft<sup>2</sup>



### Location

The building is brilliantly located on Essex Road and only moments away from Angel Station and Islington Green. The Angel district is renowned for its exciting streetscape, where Islington High Street is home to a plethora of bars, restaurants, cafés and retailers.

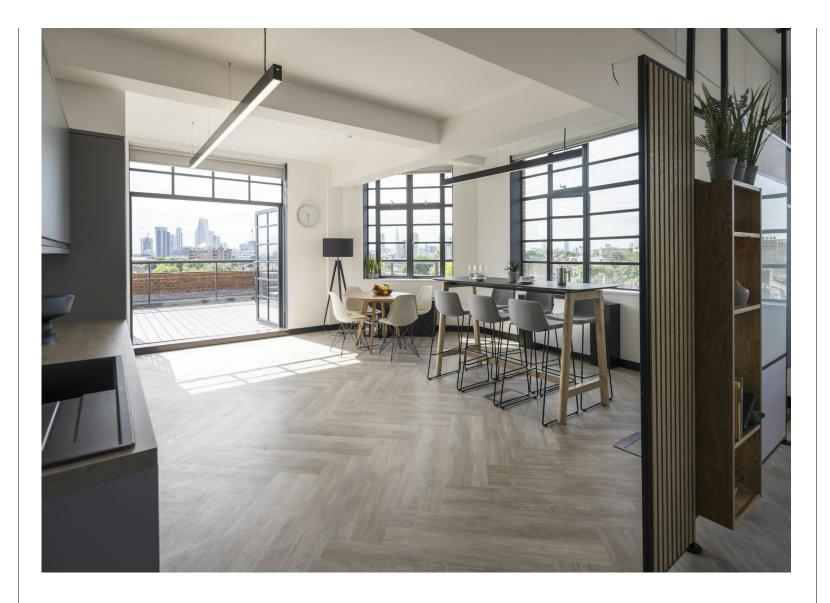
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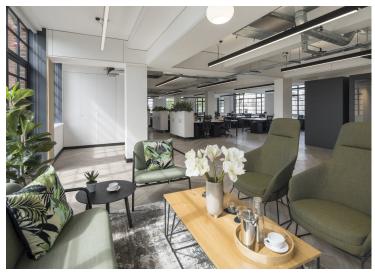


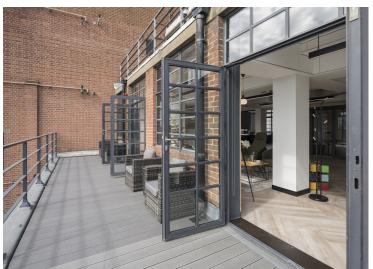
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### Angel

Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft<sup>2</sup>

#### **Amenities**

- Brand newly refurbished and fitted space
- 2x Demised large roof terraces
- **–** 30 Workstations
- 1x 8 Person Meeting Room
- **–** Zoom & Phone booths
- Superb natural light from 3 elevations
- **–** Generous floor to ceiling height
- New fully accessible metal tile raised access flooring
- Modern suspended lighting
- Air-conditioning
- Kitchenette
- **-** WC & shower facilities
- Directly opposite Islington Green
- **–** Commissionaire
- Secure bike storage and lockers
- **–** 24 Hour Access
- Passenger lift

#### **Description**

The property is a former 1930's factory, which has since been converted into high quality office accommodation. Upon entering the building, one is greeted with an impressive reception providing a hat tip to its former industrial heritage with an exposed cast iron column, large warehousestyle entrance door and themes of exposed concrete throughout the communal areas.

The available office accommodation is location on 4th floor and has been refurbished to provide a fully fitted office floor with two demised roof terraces. Original factory style windows spanning three elevations along with a generous floor to ceiling height provide an abundance of natural daylight and volume throughout.

**Angel** Suncourt House 18-26 Essex Road N1 8LN

Newly refurbished, fully fitted & furnished warehouse style office space with two large demised roof terraces

For Rent 3,128 to 7,260 ft<sup>2</sup>

### Content

View on Website



#### **Terms**

New full repairing & insuring lease available for a term by arrangement direct from the freeholder

### Developer

Private

### **Local Authority**

The London Borough of Islington

#### VAT

The property is elected for VAT

Angel Suncourt House 18-26 Essex Road N1 8LN

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### Floor Areas & Outgoings

The accommodation comprises of the following

| Name | sq ft | Rent (sq ft) | Rates Payable<br>(sq ft) | Service Charge<br>(sq ft) | Total /sq ft | Total month | Total year  |
|------|-------|--------------|--------------------------|---------------------------|--------------|-------------|-------------|
| 4th  | 3,128 | £57.50       | £15.96                   | £10.24                    | £83.70       | £21,817.80  | £261,813.60 |
| 1st  | 4,132 | £52.50       | £16.50                   | £10.24                    | £79.24       | £27,284.97  | £327,419.68 |

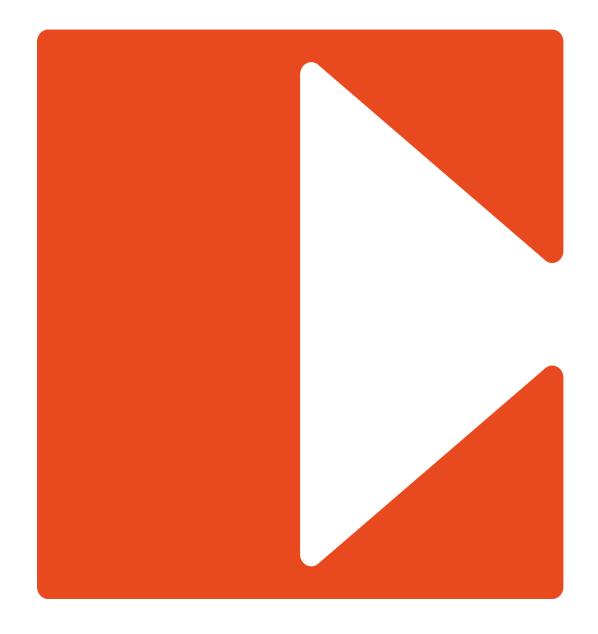
### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Josh Perlmutter
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07814 699 096

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