



116 Upper Street Islington N1

Outstanding self-contained office building fully fitted and furnished.
7,783 sq. ft. | 723.06 sq.m.



A landmark building in the heart of thriving Islington

Situated on Upper Street, at the entrance to the landmark Islington Square development, this Grade II listed Post Office has been transformed to provide modern and stylish offices.

Thoughtfully designed to maximise collaboration, complete with workstations, meeting rooms and break out areas.

Islington is a fashionable London district with an outstanding array of restaurants, bars, bustling markets and independent boutiques in the immediate vicinity.

Both Angel and Highbury & Islington stations are within a 10 minute walk.



116

Tastefully decorated in a mid-century style

This is a place where culture, wellbeing, performance and literature exist, side by side.

Botanical markets, pop-up bookshops and experimental theatre collide in shopfronts, leisure sites and open community spaces. It's an environment for curiosity and conversation, education and business.



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Description

This former Edwardian post office building has been refurbished to create a contemporary, character filled space providing high quality fitted offices for a modern occupier.

The offices have been thoughtfully designed to maximise collaboration, complete with workstations, meeting rooms and break out areas.

Amenities

- High quality 'plug & play' offices
- Striking self-contained reception
- Passenger lift
- Open plan office floors
- 20-person board room
- 5 meeting rooms
- 2 private offices
- Fully fitted kitchen & breakout space
- Shower rooms & laundry unit
- Secure bicycle storage
- EPC rating B

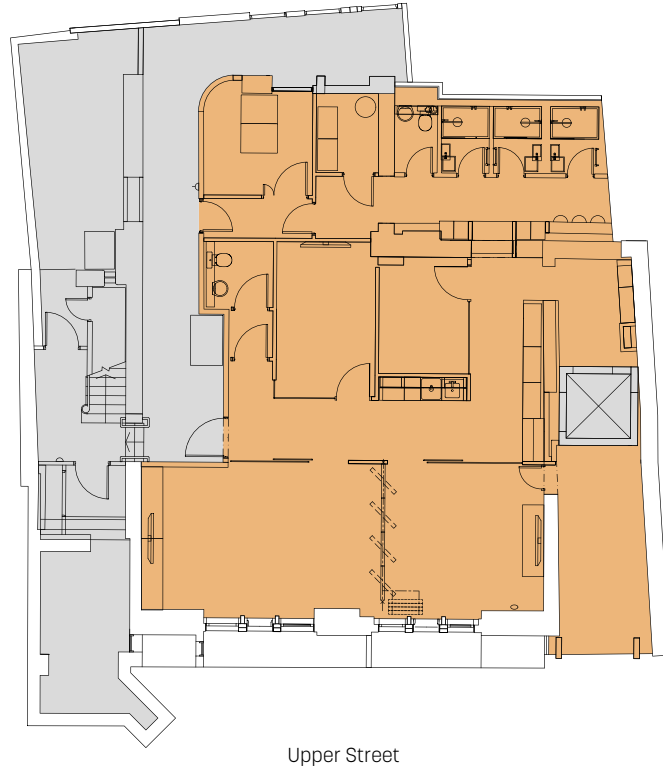
Fully fitted
stylish offices



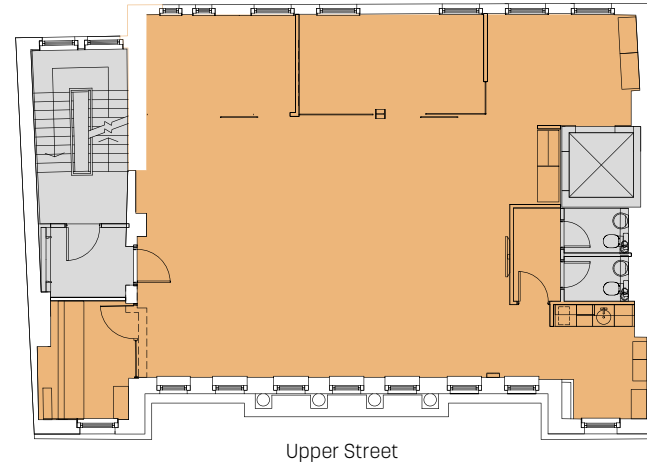


Floor areas

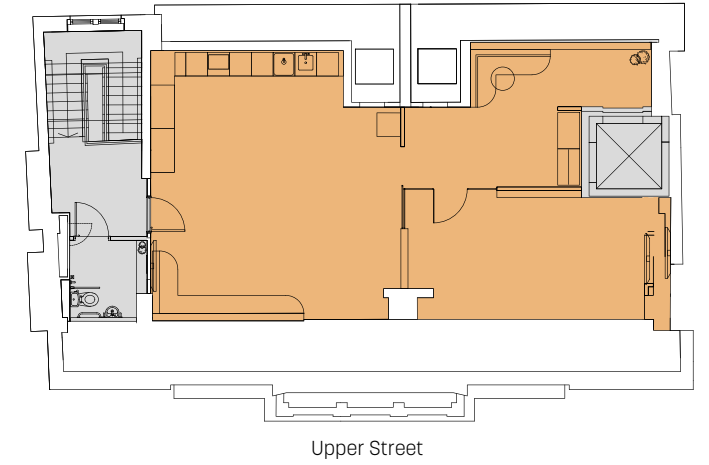
Floor	Sq Ft	Sq M
Fourth	1,028	95.5
Third	1,502	139.5
Second	1,555	144.5
First	1,465	136.1
Ground	432	40.2
Lower ground	1,801	167.3
Total	7,783	723.1



Lower Ground



First – third floors (Typical)



Fourth floor

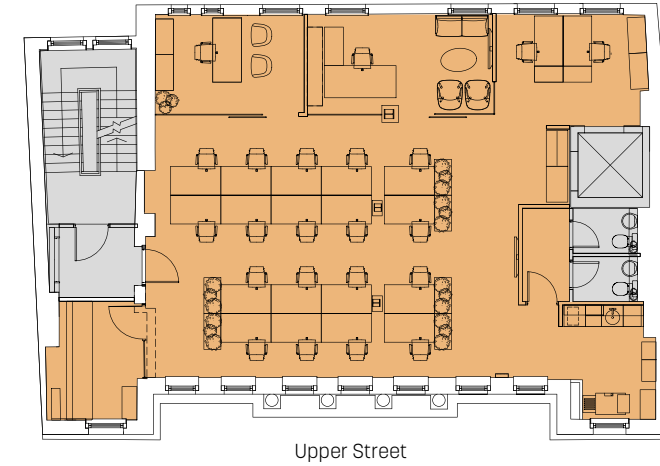
Total Breakdown

Private offices	02
Workstations	64
4 person meeting room	01
6 person meeting room	01
6 person meeting booth	02
10 Person boardroom	01
Flexible 20 person boardroom	01
Shower rooms	03
Quiet room	03
Teapoint	03
Kitchen/ breakout area	01
Soft seating areas	02



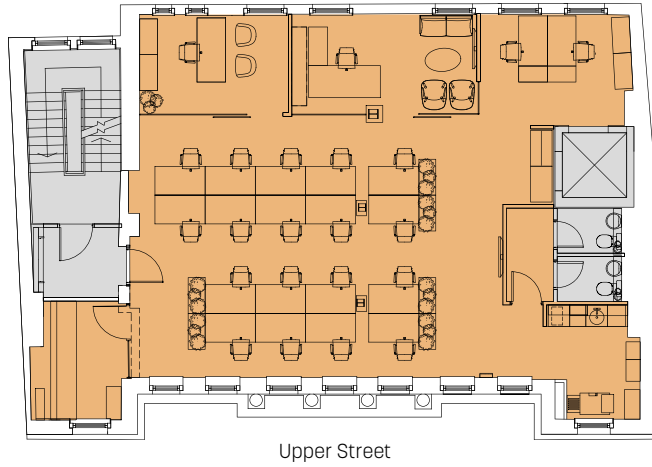
Lower Ground

Flexible 20 person boardroom	01
4 person meeting room	01
6 person meeting room	01
Shower rooms	03



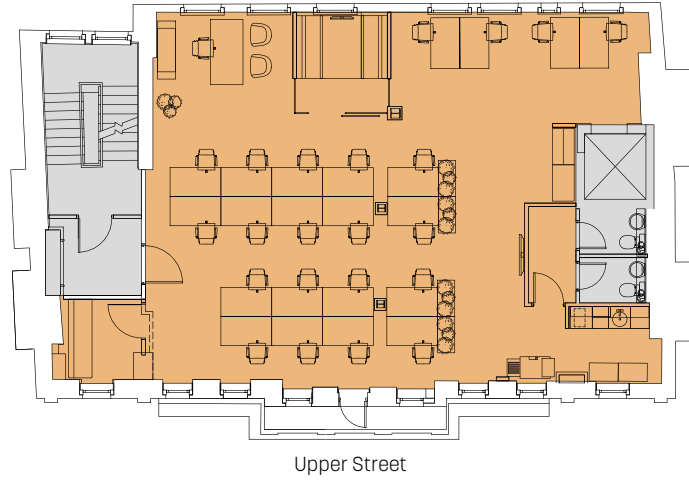
First floor

Workstations	22
6 person meeting booth	01
Quiet room	01
Teapoint	01



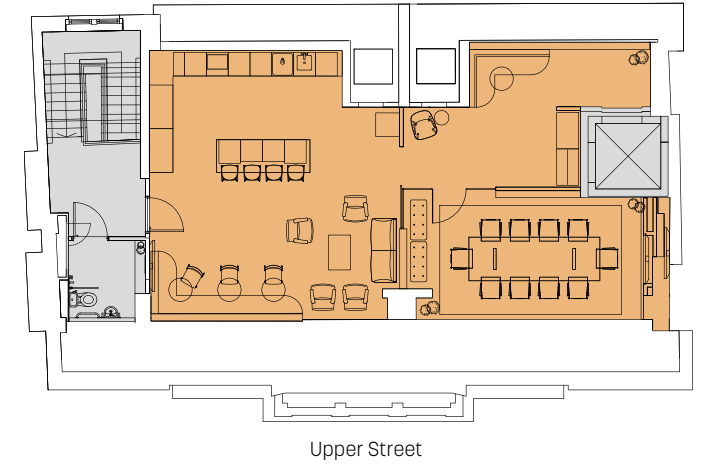
Second floor

Workstations	20
Private offices	02
Quiet room	01
Teapoint	01



Third floor

Workstations	22
6 person meeting booth	01
Quiet room	01
Teapoint	01



Fourth floor

Kitchen/ breakout area	01
Soft seating areas	02
10 Person boardroom	01

Excellent links and public transport connections

Upper Street is a vibrant and eclectic thoroughfare that lies at the heart of Islington. Lined with a diverse array of shops, restaurants, and cultural establishments, Upper Street encapsulates the dynamic and cosmopolitan character of this area.

Beyond its commercial offerings, Upper Street is steeped in history, with charming Georgian and Victorian architecture.

Whether you're seeking a leisurely stroll, a shopping spree, or a culinary adventure, Upper Street stands as a bustling hub where the pulse of Islington can be felt.

Walking

Essex Road	8 mins
Angel	9 mins
Highbury & Islington	12 mins

Tube

Kings Cross	2 mins
Euston	4 mins
Moorgate	5 mins
London Bridge	8 mins
Oxford Circus	8 mins
Green Park	10 mins

Travel times estimated with Google Maps. Tube and train times based on a starting point of one of the selected stations



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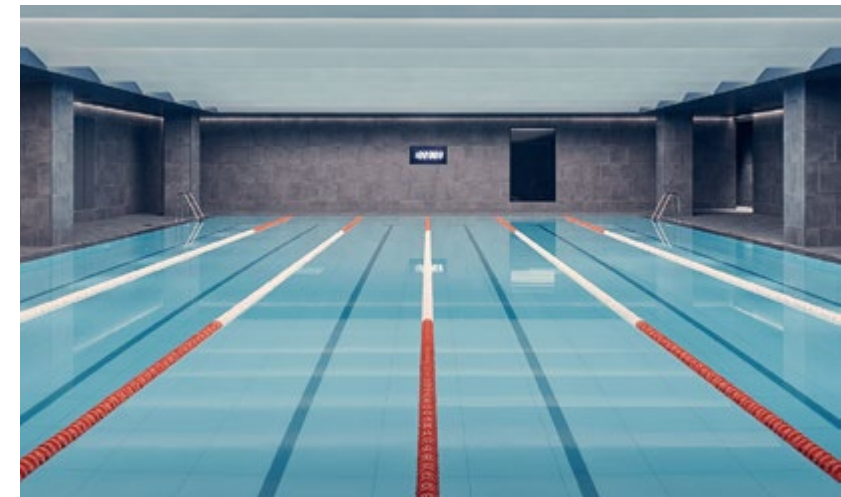
Islington is often considered a sophisticated and cosmopolitan area of London.

The neighborhood is known for its cultural richness, with numerous theaters, art galleries, and music venues. Upper Street, in particular, is lined with upscale shops, fashionable boutiques, and diverse dining options, reflecting a certain level of sophistication.

Islington Square is home to a variety of exciting and unique retailers, restaurants and leisure facilities including Third Space which offers a gym, swimming and spa and ODEON Luxe & Dine which boasts six screens each with recliner seats and personal tables.

Additionally, Islington has a reputation for attracting a diverse and creative community, further contributing to its dynamic and cultured ambiance.

A vibrant and sophisticated business location



Terms

New lease terms available.

Rent

£430,000 per annum plus VAT

£55 per sq. ft.

Contact

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