

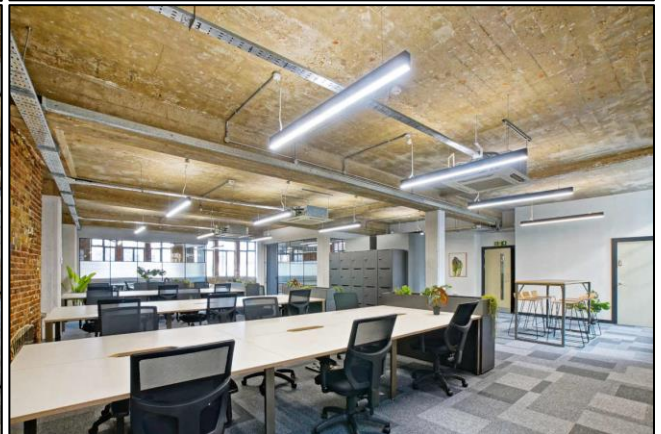
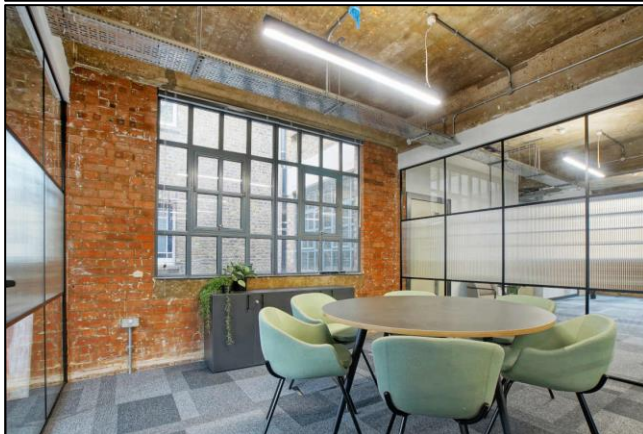
Commercial Office Space

20 desks / 2 meeting rooms / 2 phone booths

Newly refurbished, fully fitted & furnished in the heart of Islington

MANAGED OFFICE

64 Essex Road, Islington, London N1 8LR



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.

TRANSPORT

Angel (Northern line)
Essex Road (National Rail)
Various bus routes
Santander Cycles

FLOOR PLAN

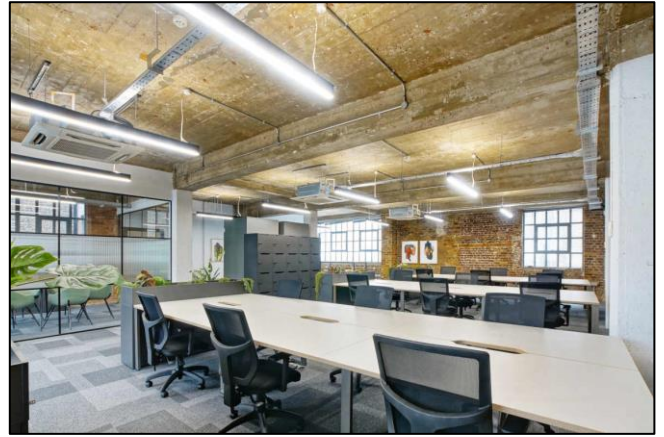
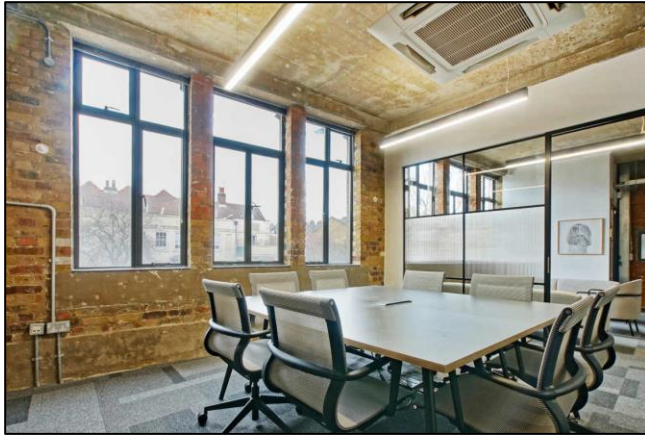


BREAKDOWN OF FACILITIES:-

- 1 x GREETING AREA
- 1 x WAITING & TOUCHDOWN AREA
- 20 x OPEN PLAN POSITIONS (1400x800 BENCH)
- 1 x MEETING ROOM (6 PERSONS)
- 1 x MEETING ROOM (8 PERSONS)
- 2 x PHONE BOOTHS
- 1 x COLLABORATION AREA
- 1 x COMMS CUPBOARD
- 2 x FILING ZONE
- 1 x COPIER & RECYCLE POINT
- 1 x LOCKER ZONE

TOTAL HEADCOUNT - 20 WORK POSITIONS

FIRST FLOOR PLAN



DESCRIPTION

The accommodation is set in this former warehouse building located just north of Islington Green. The suites benefit from excellent natural daylight, high ceilings and warehouse features.

The accommodation provides a stylish, fitted workspace that will appeal to media, technology and creative occupiers.

Available for immediate occupation.

AMENITIES

- 20 desks
- 2 x private meeting rooms
- 2 x phone booths
- Excellent natural daylight
- Air conditioning
- Fully cabled
- Private kitchenette
- Great floor to ceiling height (3.1m)
- Fibre line installed

Floor	Size Sq. Ft.	No. Of Desks	Total Managed Cost (includes rent, service charge, business rates, IT & cleaning)	
			Per Sq. Ft.	Per Calendar Month
First	2,081	20	£74.96	£13,000

LEASE

A new lease direct from the Landlord.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com

Harrison Turner
hturner@antonpage.com