



Floor 2, 131-132 Upper Street, London, N1 1QP

£50,000

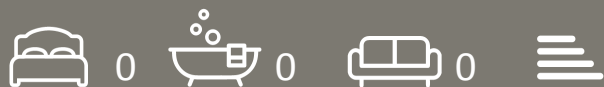
Floor 2, 131-132 Upper Street, London N1 1QP

Situated on vibrant Upper Street in the heart of Islington, this second-floor office space offers an excellent opportunity for businesses seeking a bright, well-positioned base in one of North London's most dynamic commercial locations.

The accommodation provides a well-proportioned and adaptable layout, suitable for a variety of office uses. Elevated above street level, the space benefits from a pleasant sense of privacy while still enjoying good natural light, creating a comfortable and productive working environment.

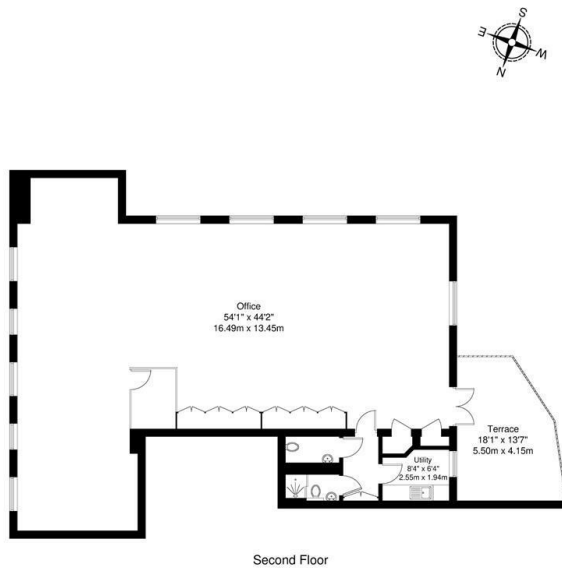
Offered as seen, the office allows incoming occupiers the flexibility to personalise the space to suit their brand and operational needs. Its position within the building ensures a balance of accessibility and separation, ideal for businesses looking for a professional yet relaxed setting.

With an array of cafes, restaurants, and local amenities right on the doorstep, along with excellent transport connections, this is a fantastic opportunity to establish your business in a highly sought-after Upper Street location

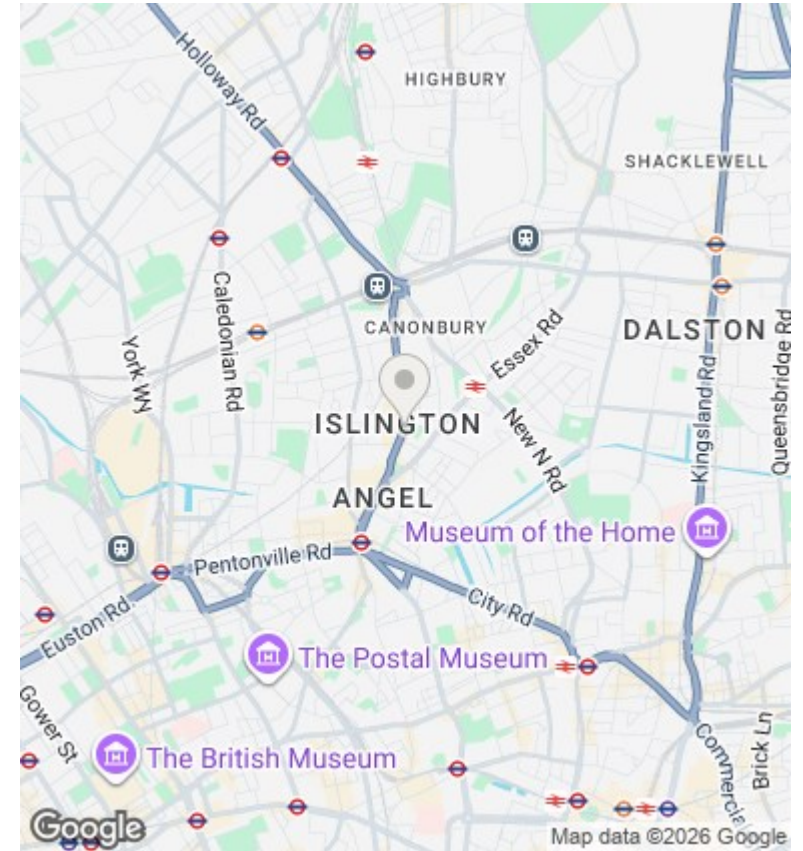


Council Tax Band: Exempt





Upper Street, N1
 Total Gross Internal Area = 170.5 sq m / 1835 sq ft
 All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



Directions

Viewings

Viewings by arrangement only. Call 02073593191 to make an appointment.

Council Tax Band

Exempt

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



