



Floor 3, 131-132 Upper Street, London, N1 1QP

£55,000

## 131-132 Upper Street, London N1 1QP

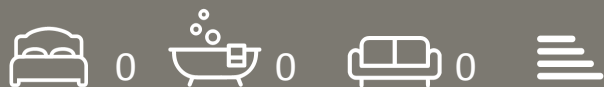
Positioned along vibrant Upper Street in the heart of Islington, this office space presents an excellent opportunity for businesses seeking a well-located base with character and outdoor amenity.

The accommodation is offered as seen, making it ideal for occupiers looking for a straightforward move or the flexibility to tailor the space to their own requirements over time. Internally, the layout provides a practical working environment suited to a range of office uses, with good natural light enhancing the overall feel.

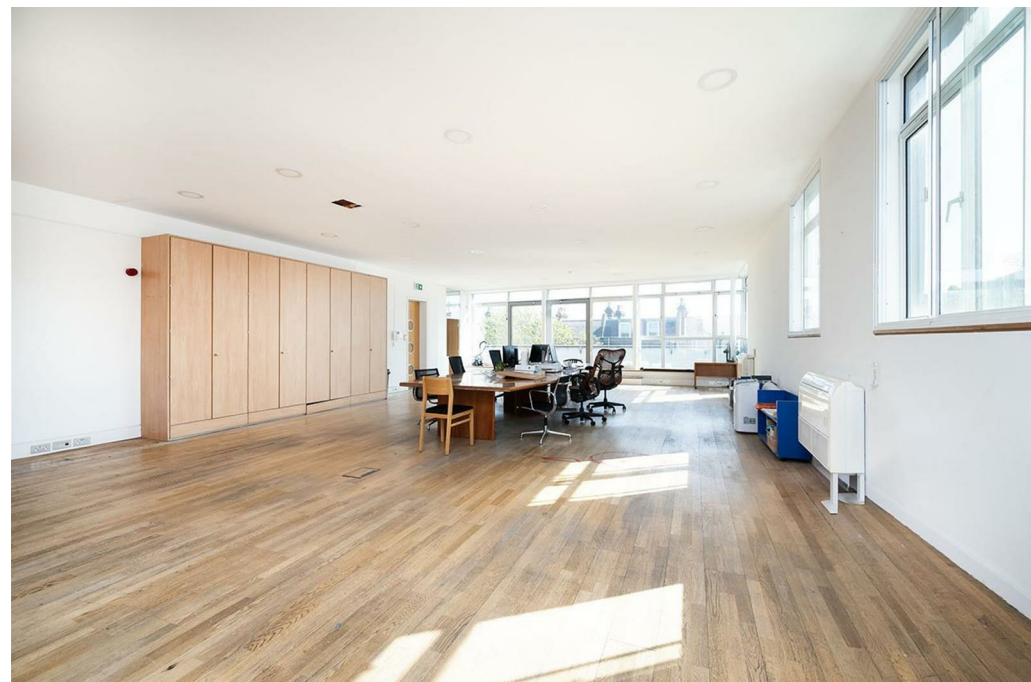
A standout feature is the private terrace, offering a rare outdoor space in such a central setting—perfect for informal meetings, staff breaks, or entertaining clients.

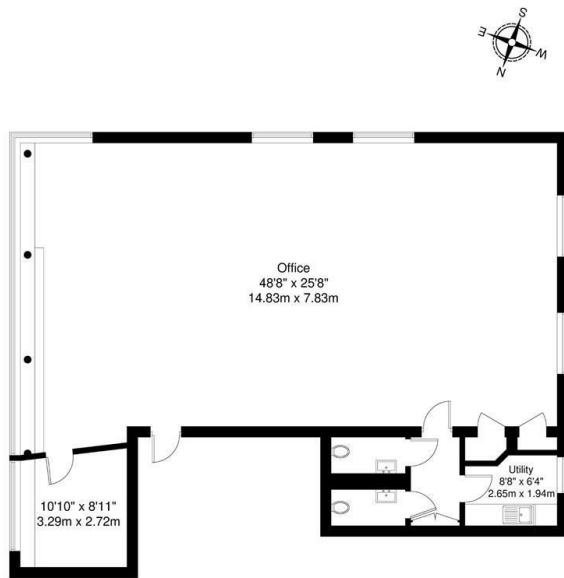
Situated on one of North London's most dynamic commercial stretches, the property benefits from immediate access to a wide array of cafes, restaurants, and local amenities, as well as excellent transport connections linking you easily across London.

This is a great opportunity to secure a well-positioned office space with valuable outdoor space and natural light in a thriving business location.



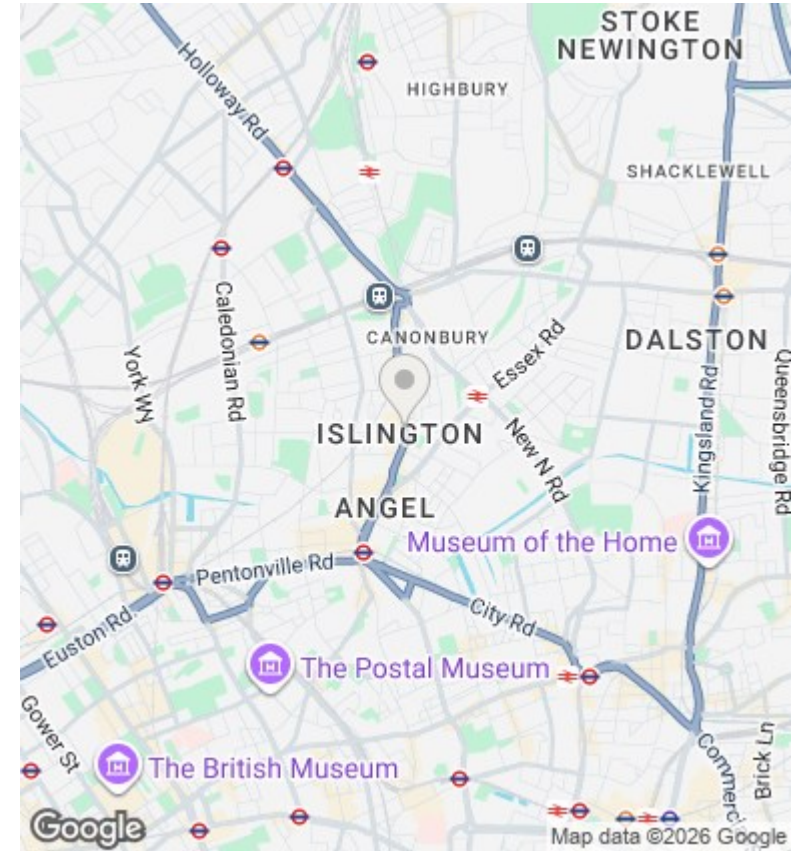
Council Tax Band: Exempt





Third Floor

Upper Street, N1  
 Total Gross Internal Area = 145.3 sq m / 1564 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





