TO LET

THIRD FLOOR OFFICE SPACE WITHIN A PROMINENT BUILDING

253-254 UPPER STREET, ISLINGTON, LONDON, N1 1RY

3,000 SQ. FT (278.7 SQ. M) APPROX

Currell
Part of the Savills Group
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Location

The building is located on Upper Street, close to its junction with Highbury Station Road and close to Highbury Corner, a very desirable location. Upper Street is the main commercial thoroughfare of Islington with its wide variety of shops, bars, restaurants and offices.

The subject building is almost adjacent to Highbury & Islington Station and regular bus routes run along Upper Street.

Description

Comprises a prominent modern building over the ground floor. There is a reception area on ground floor and a lift serving all floors.

The available space is a mix of offices and meeting rooms with male and female WCs and a kitchen. It is possible to make the space more open plan if required.

The space benefits from double glazing, carpeted floors, suspended ceiling with integral Cat II lighting, perimeter trunking, heating/cooling system and is in good decorative order.

Hours of operation are from 7am to 6.30pm but possible extension of hours, subject to the cost of extra security cover.

Accommodation (All measurements are approximate)

Third Floor	3,000 sq ft	(278.7 sq m)

Terms

A new full repairing and insuring lease for a term to be agreed.

Rental

£82,500 per annum exclusive of business rates, service charge and VAT, if applicable.

Business Rates

Current Rateable Value: £84,000. Approximate rates payable is **£41,412**.

Interested parties are advised to speak to the Local Authority to check rates payable.

Service Charge

The current service charge is approximately £20,000 per annum.

Legal Costs

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating – D

Viewing

Strictly by appointment through sole agents:

Currell Commercial Ltd.

Jon Morell – 020 7096 2785

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For more information on our properties please visit our website – www.currell.com/commercial