



253-254 Upper Street

Islington, London, N1 1RY

**Exceptional offices with
versatile dimensions
opposite Highbury &
Islington.**

3,308 sq ft
(307.32 sq m)

- Supremely located office building.
- Manned reception desk at ground level.
- Fantastic natural light throughout.
- Notable scope for renovation/reconfiguration.
- Available immediately.

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Summary

Available Size	3,308 sq ft
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (78)

Description

The offices are accessed via a ground level entrance on Upper Street with a lift in place to provide access to this versatile premises. These offices provide outstanding floorspace is divided throughout with current layout, there is notable scope for redesign and reconfiguration to tailor this property to a variety of occupiers who may be looking to acquire a City headquarters.

253/254 Upper Street is a characterful and delightful building set on the ever-desirable Highbury Corner, Upper Street has provided a hub for commerce for over a century and currently homes some of the most notable national brands. Nearby operators include Pret a Manger, Waitrose, Black Sheep Coffee, Islington Councils' offices and Tesco Express alongside a host of other global names.

Location

Located within 100m of Highbury & Islington Station, the building is supremely connected to each area of the capital, the West End and with national and international links available in the immediate proximity. Bus routes are also widely available within a moments' walk to offer alternative transport around the capital. The area is host to a considerable tourism with individuals being keen to walk the historic nearby streets and stop in the local restaurants.

Terms

Rent: £60,000 per annum exclusive.

Rates Payable: To be confirmed.

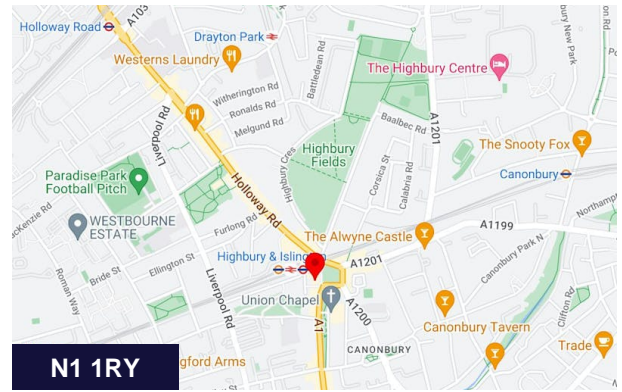
EPC: D (78).

Local Authority: London Borough of Islington.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A new lease granted outside of the Landlord & Tenant Act 1954 to be agreed.

Legal Costs: Each party is to bear their own legal costs.



Viewing & Further Information



Chris Ryan

07385 413368 | 020 7355 0285
cryan@winkworth.co.uk



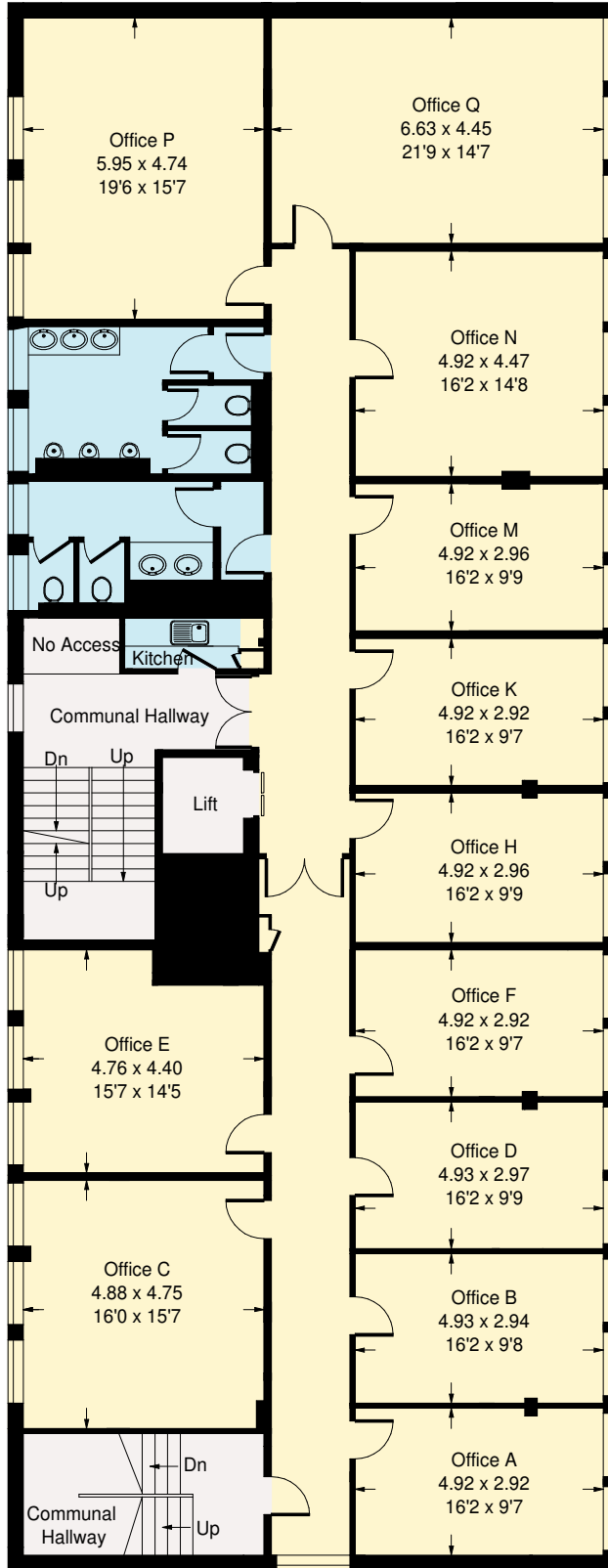
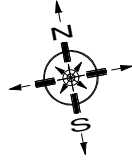
Adam Stackhouse

07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

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Upper Street, N1

Approx. Gross Internal Area = 307.3 sq m / 3308 sq ft
(Including Kitchen / Excluding Communal Hallway)



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.