

# 7/9 Elliotts Place, Islington, London, N1 8HZ

## TO LET

Office

2,380 sq ft / 221.1 sq m

£24.50 per sq ft



# Centrally located E Class ground floor office opportunity close to Angel underground station



- Air conditioning
- DDA compliant
- Kitchen
- Meeting rooms and coms room
- Storage
- Good natural light
- Underfloor wiring
- E Class use





## Description

A ground floor unit within a 3-storey commercial building on the corner of Elliotts Place, Colebrook Place and Colebrook Row. It has its own entrance from Elliotts Place and is DDA compliant. The unit has separate meeting rooms and open plan space and would be suitable for many different uses.

## Location

The unit is located on Elliott's Place, just behind Essex Road – in turn very close to Islington Green in the heart of Angel and is within close proximity to Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line & London Overground). Numerous bus routes serve the area.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,380	221.11	£24.50	£12.91	£3.50	Available

### Tenure

New Lease

### EPC

C

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Jon Morell  
07957 454 987  
jon.morell@strettons.co.uk

Adam Rawcliffe (Jackson Criss)  
020 7637 7100  
arawcliffe@jacksoncriss.co.uk



### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 29/05/2024