





Leroy House, 434-436 Essex Road, N1 3QP

£ 1,300 Prices From

 Islington

 Offices / Studios

 Leroy House

Highlight Features

- ✓ 24 Hour Access
- ✓ 24 Hour Security
- ✓ Cafe
- ✓ Close to Cannonbury St
- ✓ Service Charge, Electricity & Wi-Fi Inc
- ✓ Shower Facilities

Description

Recently refurbished Leroy House is situated close to Angel station, offering offices, studios and workshops across four floors. Each space has masses of natural light and some feature high ceilings and wooden flooring. The building benefits from dedicated meeting spaces, a loading bay, cycle racks and parking. Everything your business needs to thrive.

Location:

With easy transport links into central London and the financial district, plus many shops, bars and restaurant just a short walk away on the popular Upper Street this could be the perfect new home for your business. Angel, Canonbury and Dalson Junction stations are both within short walking distance.

Accommodation:

Offices & Studios from 182 sq ft - 1,250 sq ft.

Terms:

Available now for a term to be negotiated, inclusive of service charges, electricity and Wi-Fi.
Prices start from £1,300 per month.

Usage:

We believe the premises fall under Class E (formerly B1) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London borough of Islington council.

Business Rates:

Applicants are advised to make their own enquiries with London Borough of Islington Council.

Vat:

Vat is applicable on the rent.

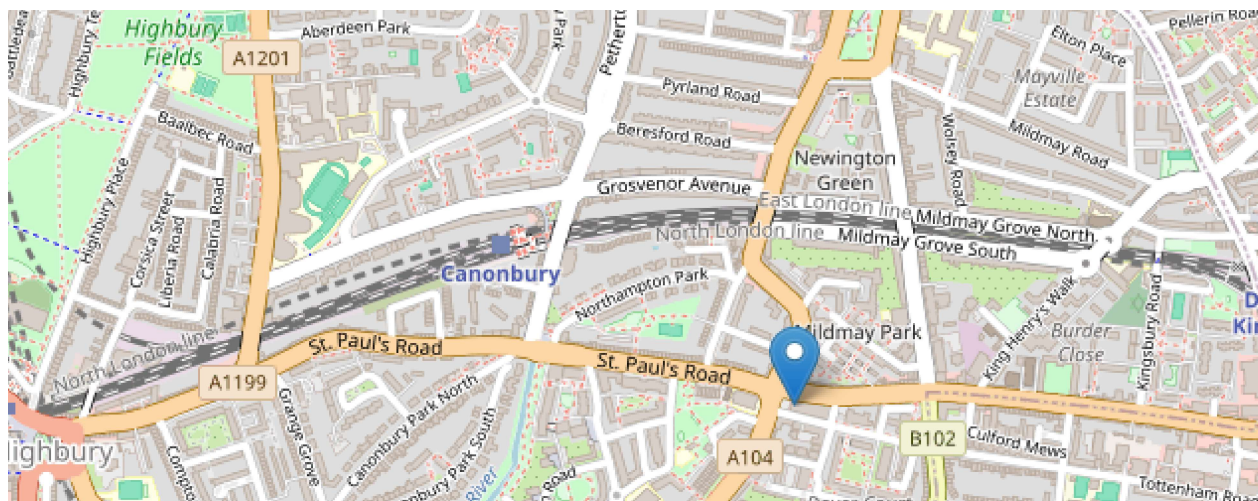
EPC:

Energy performance certificate available upon request.

Viewings:

Strictly by an appointment with office provider via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com