



Suncourt House,
18-26 Essex Road,
Islington
LONDON N1 8LN

- Newly refurbished inspiring warehouse style office space available for rent located only moments away from Islington Green and Angel Station
- 1st & 2nd Floors | 4,300 Ft² – 8,600 Ft² (383.69 M² – 768.02 M²) Approx.
- Rent: £59.50 /Ft²

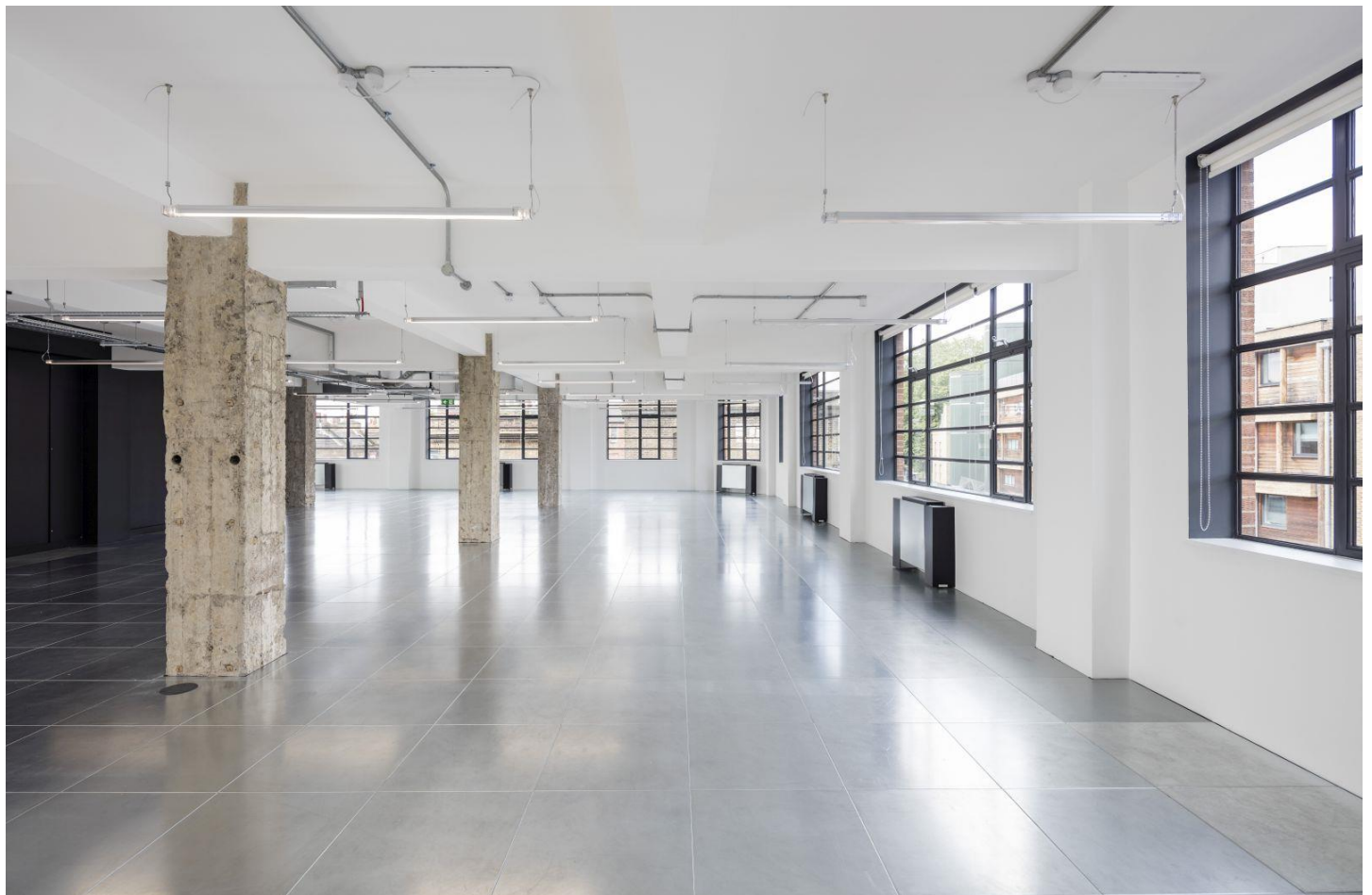
CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

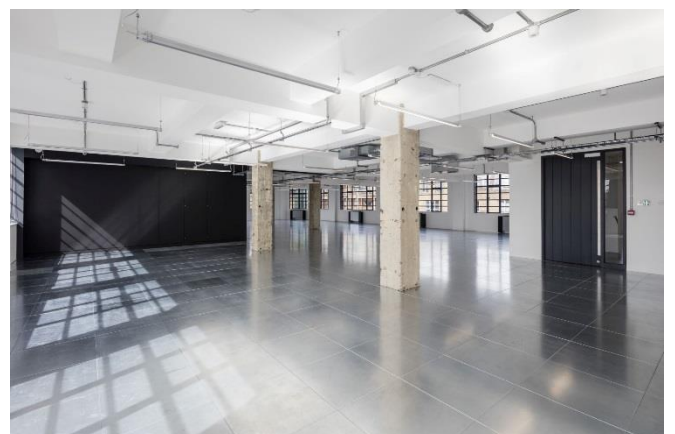
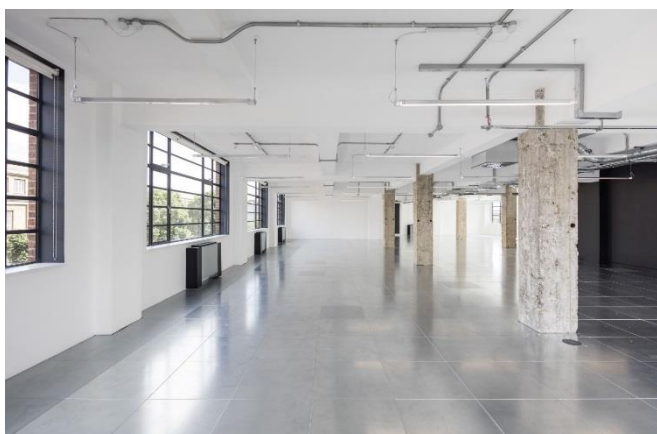
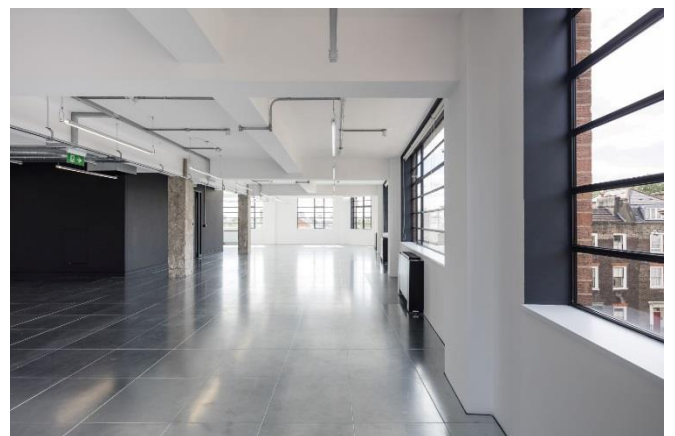
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SUNCOURT HOUSE, 18-26 ESSEX ROAD ISLINGTON, LONDON N1 8LN

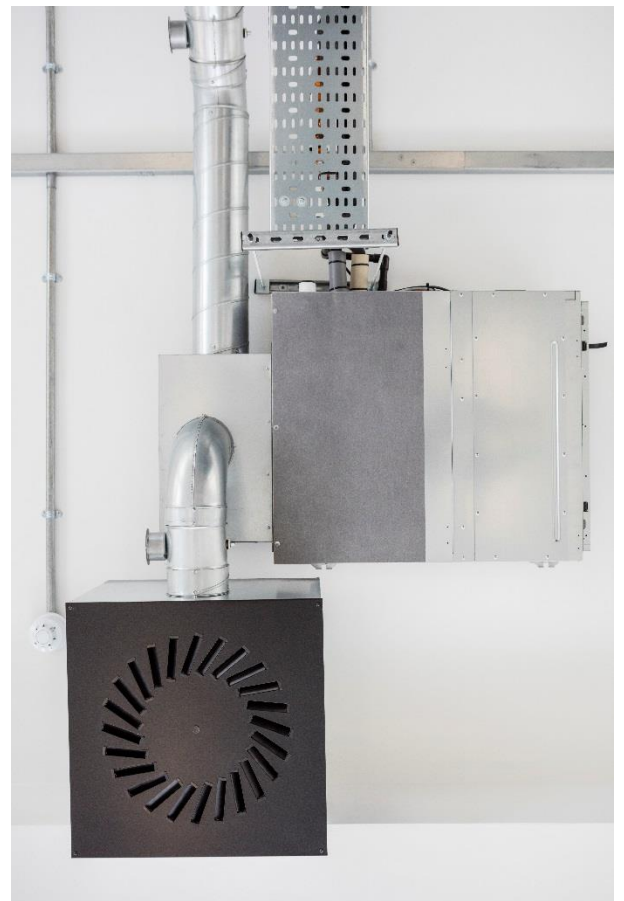


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LOCATION

The building is brilliantly located on Essex Road and only moments away from Angel Station and Islington Green. The Angel district is renowned for its exciting streetscape, where Islington High Street is home to a plethora of bars, restaurants, cafés and retailers.

DESCRIPTION

The property is a former 1930's factory, which has since been converted into high quality office accommodation. Upon entering the building, one is greeted with an impressive reception providing a hat tip to its former industrial heritage with an exposed cast iron column, large warehouse-style entrance door and themes of exposed concrete throughout the communal areas. The available office accommodation is located on the 1st & 2nd floors and will be refurbished to provide new metal tile raised flooring, brand new floor mounted air-conditioning, modern suspended lighting and updated WC & shower facilities. Original factory style windows spanning three elevations along with a generous floor to ceiling height provide an abundance of natural daylight and volume throughout.

TENURE

Leasehold

POSSESSION

2nd Floor: Available now
1st Floor: September 2016

LISTED STATUS

Not Listed

LOCAL AUTHORITY

The London Borough of Islington

CONSERVATION AREA

Duncan Terrace/Colebrooke Row (Reference: CA3)

LEGAL COSTS

Each party to bear their own legal costs in this transaction



SUNCOURT HOUSE, 18-26 ESSEX ROAD

ISLINGTON, LONDON N1 8LN



AMENITIES

- Newly refurbished office space
- Recently renovated reception lobby
- Directly opposite Islington Green
- Superb natural daylight with windows spanning three elevations
- Generous floor to ceiling height
- Exposed concrete soffit
- Fully accessible metal tile raised flooring
- Brand new air-conditioning
- Modern suspended lighting
- WC & shower facilities
- Commissionaire
- 24 hour access
- Passenger lift
- Nearest tubes: Angel & Kings Cross Stations

FLOOR AREAS & OUTGOINGS

Floor	Ft ² Approx.	Rent	Service Charge	Rates	Total Per Annum
2 nd	4,300	£59.50	£10.24	£11.13	£347,741.00
1 st	4,300	£59.50	£10.24	£10.81	£347,741.00
Total	8,600	£59.50	£10.24	£10.97	£694,106.00

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

VAT

This property is elected for VAT and will be applicable on all outgoing.

TENURE

Leasehold.

LEASE TERM

New full repairing & insuring lease available for a term by arrangement direct from the landlord

EPC

TBC

CONTACT US

All appointments to view must be arranged via sole agents Colliers International, through:

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