



COPPING JOYCE
Chartered Surveyors

www.coppingjoyce.co.uk

Tel: 020 7749 1041

Established 1898

Self Contained Office

1,367 sq ft

Stunning office within period property

TO LET

First Floor, 19 Compton Terrace, London N1 2UN



LOCATION

Compton Terrace, as a cul-de-sac runs parallel to Upper Street and can also be accessed from Canonbury Lane. Highbury & Islington (Victoria Line & National Rail), Angel (Northern Line) together with numerous bus routes service the local area. There is an abundance of bars, restaurants and cafes within easy walking distance.



TRANSPORT

- Highbury & Islington (Victoria Line & First Capital Connect)
- Angel (Northern Line)
- Buses 277, 73, 4, 30, 19, 43, 271 & 393

DESCRIPTION

Self contained office on the first floor of a mid terrace period building, the premises benefits from the following;

AMENITIES

- Newly refurbished
- High ceilings
- Period features
- Air conditioning
- Wood flooring
- WCs
- Kitchenette

APPROXIMATE FLOOR AREAS

First floor 829 sq ft 77 sq m

LEASE

A new full repairing and insuring lease available for a term by arrangement.

RENT

£15.00 per sq ft plus VAT. Rent is exclusive of rates and service charge

SERVICE CHARGE

TBC

RATES

As stated on the VOA website the Rates Payable are approximately £7,570.00, however all interested parties should verify these figures with Islington Council's business rates department

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

Copping Joyce Tel: 020 7749 1041

Jamie Levy: jlevy@coppingjoyce.co.uk

Harriet Dilworth: hdilworth@cjlip.co.uk

Copping Joyce for themselves, for any joint agents and for the vendors, lessors or assignors of this property whose agents they are give notice that: (i) The particulars are set out as a general guide only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employ of Copping Joyce or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) All rentals and prices are quoted exclusive of VAT(v) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have however not been tested and therefore we give no warranty as to their condition or operation.