

OFFICES TO LET

CONTACT

14 Newburgh St

Soho

LONDON

W1F 7RT

email: info@shbre.co.uk

www.shbre.co.uk

46 Essex Road N1 8LN

Approx. 20,365 SQ FT (1892 SQM)

Description

This character building is arranged over four floors, situated in the heart of Islington, with frontage onto Essex Road. A rare and historic former sorting office, converted into modern office space combining period charm and contemporary style. The building is architecturally inspiring and provides a unique opportunity for a prospective tenant to either acquire a new headquarter office or alternatively take smaller, highly fitted offices of circa 4,500 sq. ft.

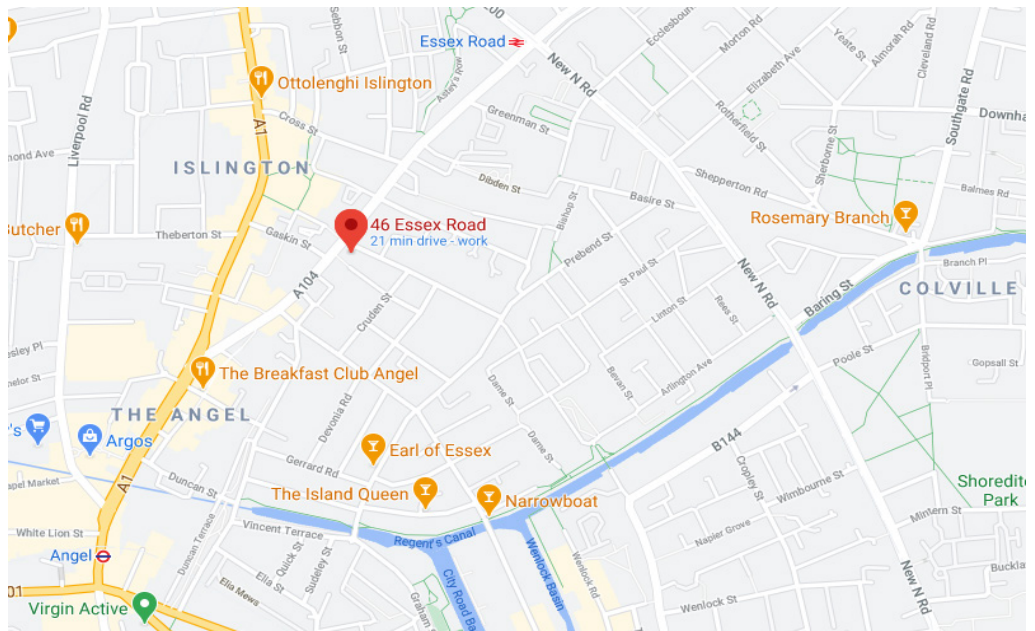


Location

Located on Upper Street, which leads north from neighbouring Angel and its Underground station, while City Road heads east towards Shoreditch and the City. Venture south via St. John Street and you'll find the bars and restaurants of Farringdon, or take Pentonville Road westwards for King's Cross St Pancras.

Specification and Amenities

- Fully fitted, comprehensive refurbishment
- Air-conditioning
- New architectural lighting
- New windows
- WC's and cycle store
- Lockers & showers
- Passenger lifts



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Schedule of Areas

Floor	Sq Ft	Sq M	Available
2nd Floor	4,908	456	Immediately
1st Floor	4,962	461	Immediately
Ground	5,199	483	Immediately
Lower Ground	5,296	492	Immediately
Total	20,365	1,892	



Viewings

Strictly by appointment through SHB Real Estate.

Lease Options

Available by way of an assignment of the whole until January 2029, subject to a tenant break in January 2024. Alternatively available on a flexible sublease until January 2024.

Financials

Rent: £59.50 PSF

Rates: £25.00 PSF

Service Charge: Self-contained

Virtual Tour

<https://vimeo.com/519530084/df32bc4c60>

Your SHB contacts:



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