

TO LET

GROUND FLOOR OFFICE SPACE



whozoo.

ISLINGTON

 **1 Bouton Place, Islington, London N1 1TR**

Price **£19,000** Per Annum



Property Type

OFFICE



Size

495 FT² / 46 M²



Tenure

LEASEHOLD



Borough

ISLINGTON



Planning Granted

NO



Existing Use

CLASS E

Tenanted



No

Local Train Stations



Essex Road (0.3 miles)
Highbury & Islington (0.4 miles)
Angel (0.6 miles)

Local Amenities



Highbury Fields (0.5 miles)
Business Design Centre (0.5 miles)
City University of London (1.1 miles)

VAT Applicable



Yes

Rateable Value



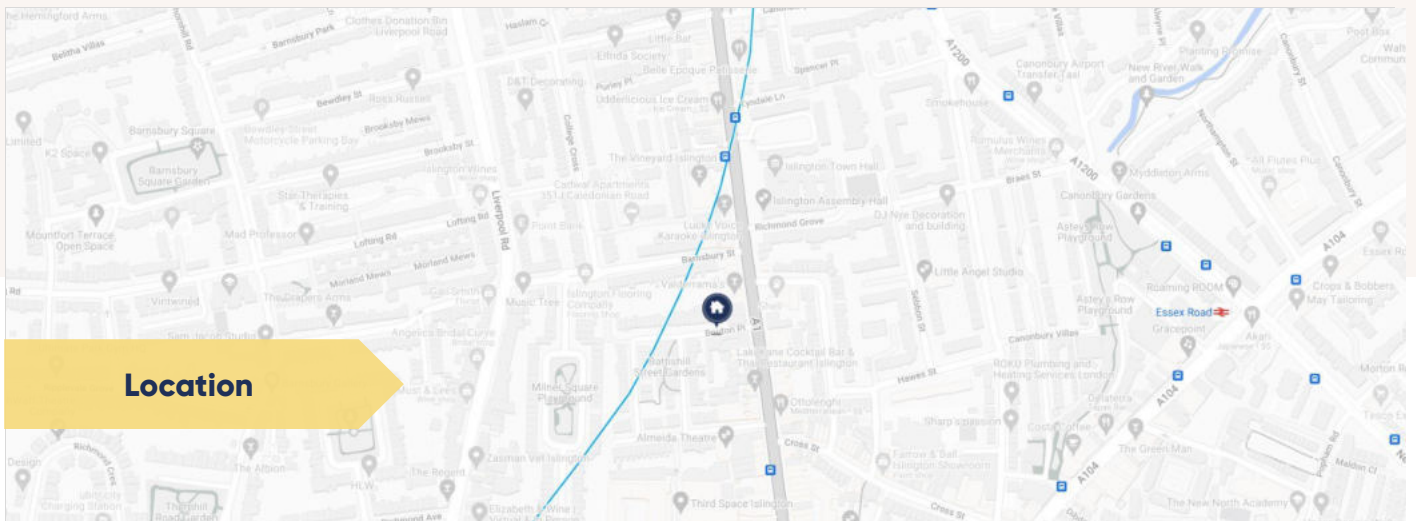
£12,750

EPC



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Location



Additional Information

This office space spans 495 sqft in size and features a private entrance, making it the perfect option for those seeking a quiet and private workspace.

The space is presented in a modern open-plan design with a kitchenette and a large accessible toilet. We believe the property to be suitable for a variety of uses such as:

- Architects
- Consultants
- IT & repairs
- Agencies
- Classes or teaching use

The space is situated in the heart of Islington, it is surrounded by trendy cafes, restaurants, and shops, offering plenty of options for lunch or after-work drinks.

Public transport is easily accessible, with several bus stops and train stations within walking distance. Viewings are strictly on an appointment basis only and the office will be provided unfurnished.





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