

# Third & Fourth Floors, Unit 6, Aztec Row, 1 Berners Row, Islington, London, N1 9PW

## TO LET

Class E Retail / Leisure / Office

1,020 to 2,040 sq ft / 94.8 to 189.5 sq  
m

£25 per sq ft



# E Class Office Within A Purpose- Built Modern Office Development In A Fantastic Location



- Good Natural Light
- Passenger Lift
- Gas Central Heating
- Perimeter Trunking
- Newly Refurbished
- Central Islington Location



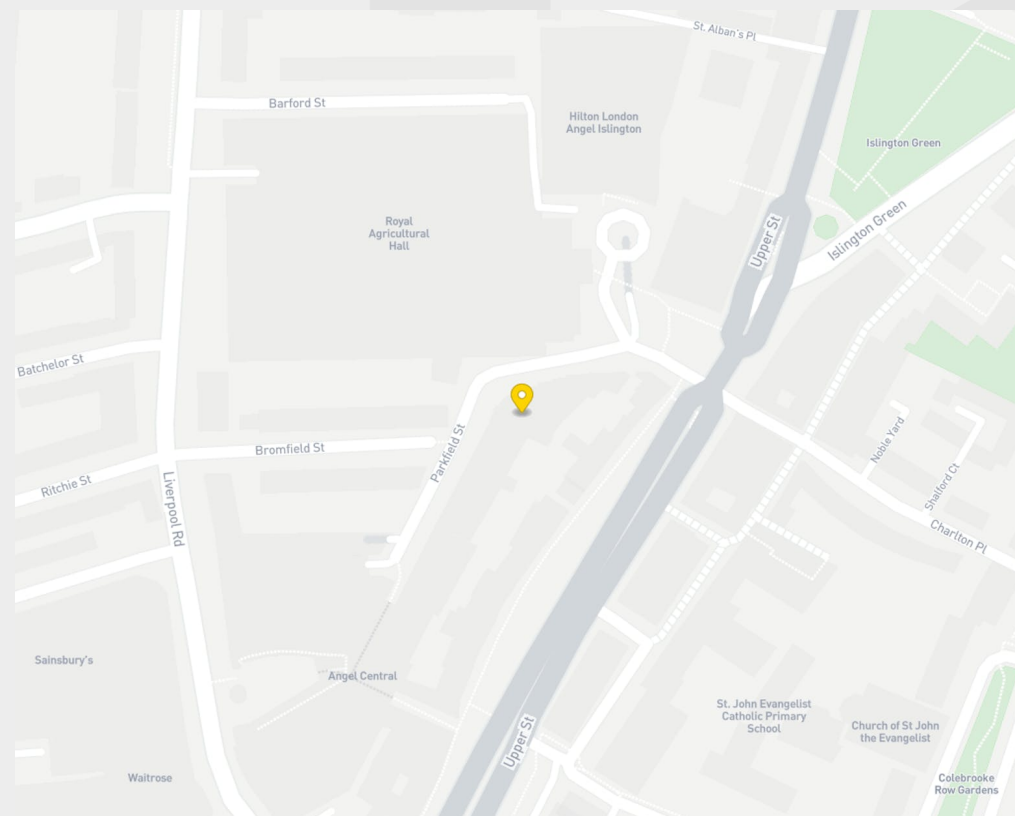


## Description

Comprises the third and fourth floor of a terraced building within a purpose built modern office development. The available space is self contained and open plan with a demised WC and kitchen area. The office has been refurbished with complete redecoration and new carpeting.

## Location

The building is situated immediately adjacent to the Business Design Centre, located in the heart of the vibrant Upper Street in central Islington. Angel Underground Station is approximately 3 minutes walk.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
3rd	Office	1,020	94.8	£25	£11.65	£6.75	Available
4th	Office	1,020	94.8	£25	£11.65	£6.75	Available

### Tenure

New Lease

### EPC

D

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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