



jamescommercial
property consultants

337 City Road | Angel | London | EC1V 1LJ
OFFICES WITH PARKING TO LET

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- first floor
- 37.63 m² (405 ft²) approx
- 'e' use class (formerly b1 use)
- rent: £13,500 per annum
- communal kitchen & wc's
- close to angel underground station

DESCRIPTION

First floor period offices, currently arranged as two interconnecting rooms, benefitting from good natural light, high ceilings, gas fired central heating, air conditioning and intercom. There is also a communal kitchen, WC's and parking area at the front, on a Licence Agreement based on £1,200 per space.

We understand that the premises benefit from 'E' Use Class. Alternative uses such as Medical, Educational, Training or Leisure is now permitted, without the need for a change of use.

LOCATION

Situated on City Road (A501), between Colebrooke Row and Nelson Terrace in Angel.

Neighbouring occupiers include; Fitness First, Wayfair Furniture, The Gym Group, Unite Student Accommodation, Newtrade Media, Elia Mews Car Park, Charles Lamb Pub, Cross Court House, Co-Op Convenience Store, Dog Trust, National Autistic Society, Virgin Active and Hotel NHow.

Angel Underground station (Northern line) is within walking distance, providing services to Kings Cross St Pancras, Old Street, London Bridge, Camden Town, Edgware, High Barnet and Morden. There are also various buses serving the area located on the City Road.

ACCOMMODATION

| | | | |
|-------------|----------------------|---------------------|--------|
| First Floor | 37.63 m ² | 405 ft ² | N.I.A. |
|-------------|----------------------|---------------------|--------|

TENURE

A new Lease or Licence is being offered, on terms to be agreed.

SERVICE CHARGE

We are advised that the previous years service charge payable including buildings insurance was circa £2,750 per annum.

BUSINESS RATES

We understand that the current rateable value is £13,500. Please contact Islington Council on 020 7527 2633 to confirm what amount is actually payable per annum.

VIEWINGS

By appointment through sole letting agents: -

James Stefanopoulos or Ashley Brudenell



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