

PRIME PREMISES TO LET 4A UPPER STREET, LONDON N1

**Redevelopment on Upper Street,
diagonally opposite Angel Station**

LOCATION

The property is located in a prime position on Upper Street next to the junction with Islington High Street and very close to Angel Underground Station.

Operators in the immediate vicinity include Vodafone, O2, The Body Shop, Leon, Pret a Manger, Hotel Chocolat and Marks & Spencer. Blank Street Coffee are soon to open in the adjacent unit.

ACCOMMODATION

The premises are arranged over ground floor only, offering the following approximate area:

Ground Floor 762 sqft

LEASE

A new lease is to be made available for a term to be agreed. To be contracted outside the Landlord & Tenant Act.

RENT

On application.

USE

The property falls within Class E of the Use Classes Order. A variety of uses will be considered.

EPC

Available on request.



RATES

The premises will be subject to revaluation following landlord's works.

Interested parties are advised to speak with the Local Authority for further information.

TIMING

The premises will be ready to handover to a new tenant in June 2023.

LEGAL COSTS

Each party to bear their own legal and associated costs in connection with the transaction.

VIEWINGS:

To be strictly arranged through sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler

Email: ofowler@blb.uk.com

Mob: 07900 217 624

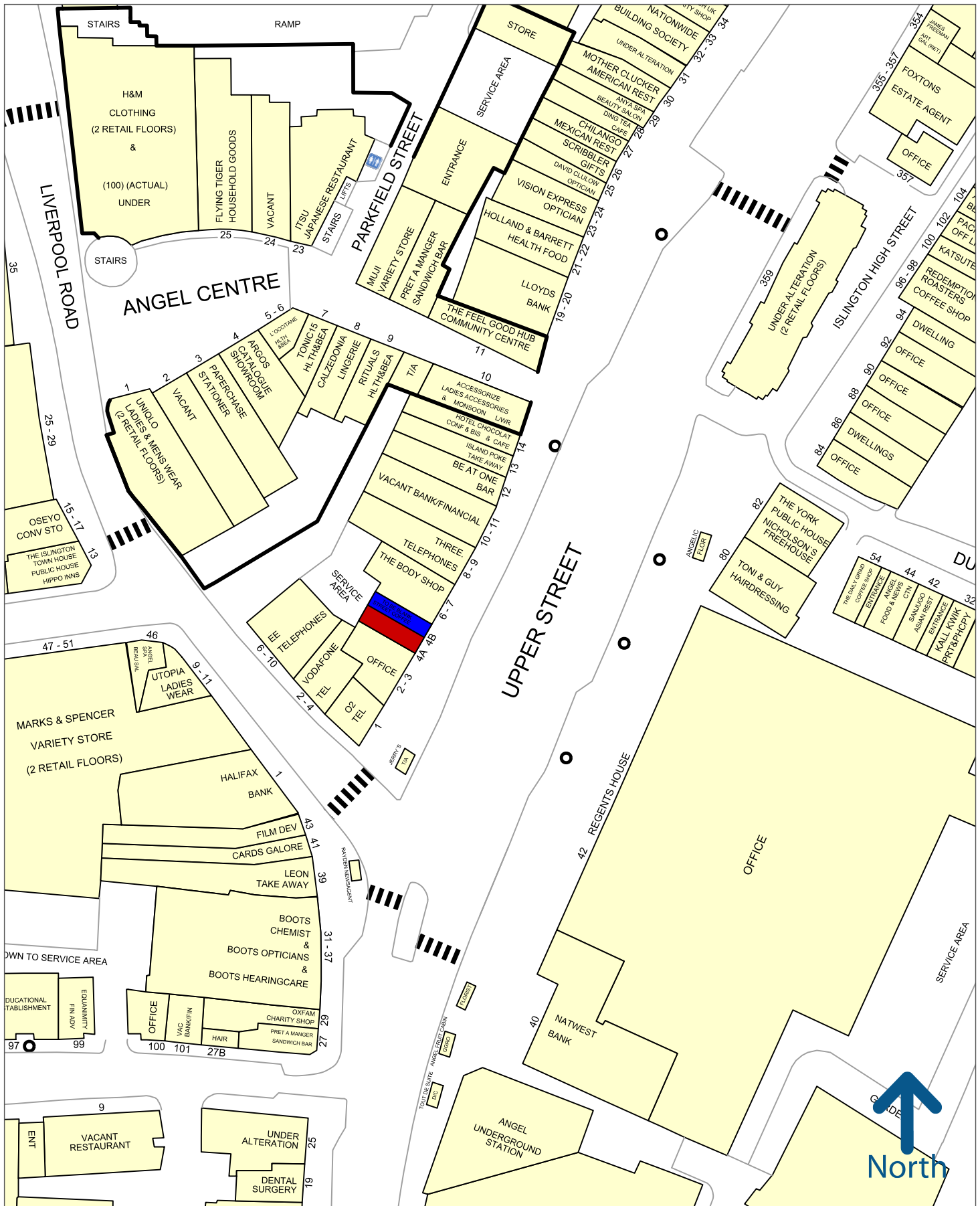
Andrew Brown

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These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880



50 metres

Experian Goad Plan Created: 17/01/2023
Created By: Blanchflower Lloyd Baxter



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