

**Maples
Business
Centre, 144
Liverpool
Road,
Islington,
N1 1LA**

TO LET

 **Price Taylor LLP**
Commercial



LOFT STYLE OFFICE PREMISES

E CLASS SUITABLE FOR OFFICE, MEDICAL, ETC.

WITHIN COURTYARD DEVELOPMENT CLOSE TO UPPER STREET

1272 SQ FT (118.17 SQ M)

020 7354 7354



01

LOCATION

Well located between Angel (Northern Line), Highbury and Islington (Victoria Line and overground), and Essex Road (overground) stations, in Islington, London. Outside of the London Congestion Charge Zone. The vibrant Upper Street is a 5 minute walk away with many restaurants, cafes and convenient stores. Sainsbury's, M & S and other retailers are within an 8 minute walk.

02

DESCRIPTION

Media style office available in good decorative order.

Facilities include meeting room and two glass partitioned offices, Demised WCs.

There is a secure gated entrance with video entry phone system, gas central heating, air conditioning and perimeter trunking, carpeted flooring, large vaulted ceilings, modern lighting, and partly glazed ceiling, providing excellent natural light.

Attractive outdoor courtyard (not demised) with bike storage.

There is an assortment of good quality furniture that is available by separate negotiation.

03

ACCOMMODATION

Unit K 1272 sq ft 118.17 sq m
WCs (male and female)

04

TENURE

Being offered by way of a new underlease to be contracted outside the 1954 Act, expiring in May 2029.

Timing: To commence upon completion of legal formalities.

05

OUTGOINGS (£) P A

RENTAL:	28.52/ft ² (36,276)
BUSINESS RATES:	10.39/ft ² (13,223.50)
SERVICE CHARGE (EST.):	<u>6.19/ft² (7,871.50)</u>
TOTAL:	45.10/ft ²

VAT: The building is registered for VAT which is payable on the rent and service charge.

06

LEGAL COSTS

Each party to bear their own legal costs.

07

F E E S

There is a non-refundable administration fee of £350 + VAT to take up references and for AML checks, whether or not references are accepted. A non-refundable undertaking payment of £3,500 to be paid to the client account of Price Taylor LLP upon agreement of heads of terms, refundable only in the event of adverse references, or defect in legal title thus preventing completion, or in the unforeseen event landlord withdraws from the transaction. This money will be put towards the lease deposit upon completion.

08

ENERGY PERFORMANCE CERTIFICATE

Unit H / K Energy Performance Asset Rating B.





**UNIT K MAPLES
BUSINESS CENTRE**

**PRICE TAYLOR LLP
COMMERCIAL**



**UNIT K MAPLES
BUSINESS CENTRE**

**PRICE TAYLOR LLP
COMMERCIAL**

09

VIEWS

Strictly by appointment through the sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com

For more information on our properties please visit

www.pricetaylor.com/commercial



Important Notice:

- 1 These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, or that any services, appliances, equipment or facilities are in good working order.
3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.
- 4 Value Added Tax – All rents, premium, prices or other financial arrangements and charges stated are exclusive of Value Added Tax.
5. Price Taylor Commercial complies with the Anti Money Laundering Regulations and we take data protection seriously. Our Privacy Policy is available on pricetaylor.com
6. Whilst you are at liberty to use any firm of solicitors of your choice, Price Taylor LLP can, if requested, recommend solicitors. If you choose Cook Taylor Woodhouse solicitors from our list, Price Taylor LLP will receive a £200 + VAT referral fee.