

**67A Halliford
Street,
Islington,
N1 3HF**

E CLASS UNIT

TO LET



Price Taylor LLP
Commercial



E-CLASS UNIT

E CLASS / OFFICE USE

TO LET

1007 SQ FT (93.55 SQ M) GIA APPROX.

020 7354 7354



01

LOCATION

The building is situated in a small parade of shops in Halliford Street, near its junction with Essex Road. Essex Road is a thoroughfare in Islington, between Islington Green and Newington Green. Essex Road, Angel and Highbury and Islington stations are all within good walking distance. There are bus routes nearby.

02

DESCRIPTION

The building was completed in about 2005. There is a good sized frontage onto Halliford Street. There is an open plan space, with a total built depth of Approx. 17.78m (15'4"). There is a width of 4.48m (14'8") widening to 6.87m (22'6"). There is a frontage of 4.97m (16'3").

Facilities include modern fitted kitchen, with laminate worktop and a range of storage units, and there is a modern shower and wc.

There is a secure entrance with security shutters, laminate flooring, suspended ceilings, modern lighting, and sky lights, providing good natural light.

Other nearby occupiers include a printers, dentists, a film production company and picture framers. The building has been occupied by solicitors for many years.

03**ACCOMMODATION**

The property comprises the following approximate gross internal area:

TOTAL	1007 sq ft	93.55 sq m
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04**TENURE**

Being offered with a new lease direct with the owner for a term by agreement.

05**TERMS**

£28,000 per annum exclusive.

06**BUSINESS RATES**

London Borough of Islington. Rateable Value: £23,250 Rates Payable: £11,601

07**SERVICE CHARGE**

A proportionate service charge is payable.

08**LEGAL COSTS**

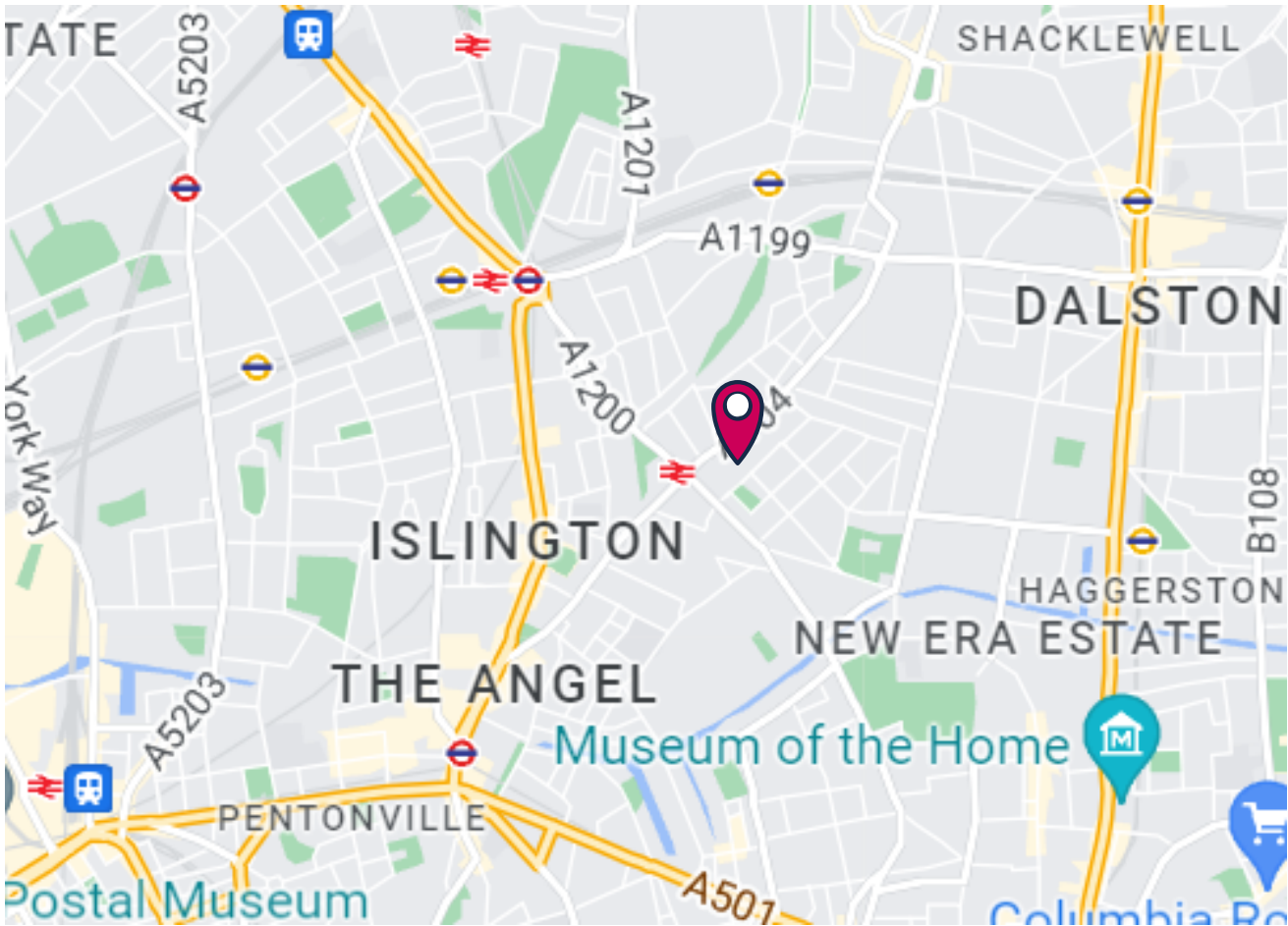
Each party to bear their own legal costs.

09**FEE S**

There is a non-refundable fee of £300 + VAT to take up references, whether or not references are accepted.

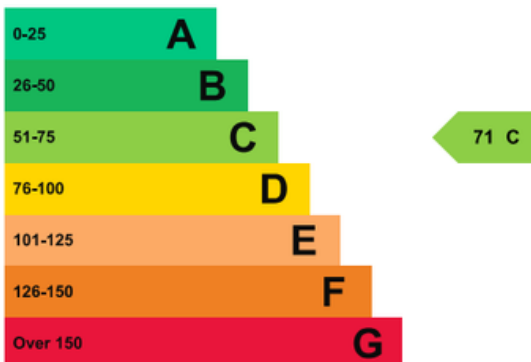
LOCATION

67A Halliford Street, N1
(LONDON)



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ENERGY RATING SCORE



67A HALLIFORD
STREET, N1

PRICE TAYLOR LLP
COMMERCIAL

11

LAYOUT









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VIEWINGS

Strictly by appointment through the sole agents:

Price Taylor LLP Commercial

+44 (0) 20 7354 7354

enquiries@pricetaylor.com



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.