

Est. 1955

Tarn
&Tarn

2A PREBEND STREET
ISLINGTON
LONDON
N1 8PT

SELF CONTAINED
VICTORIAN-PERIOD
BUILDING
1,750 FT²



DESCRIPTION

The available accommodation spans four floors within a stunning period building that has been refurbished to a high standard. The office features excellent natural light, G.C.H, high ceilings, and carpeted flooring. This property would be ideal for therapy centres, solicitors, accountants, or fashion and creative companies.

SUMMARY

- Alarm System
- Entry Phone System
- Gas Central Heating
- LED Lighting
- Carpeted Flooring
- Good Ceiling Height
- Good Transport Connectivity
- Excellent Natural Light
- Self-Contained
- Small Yard





LOCATION

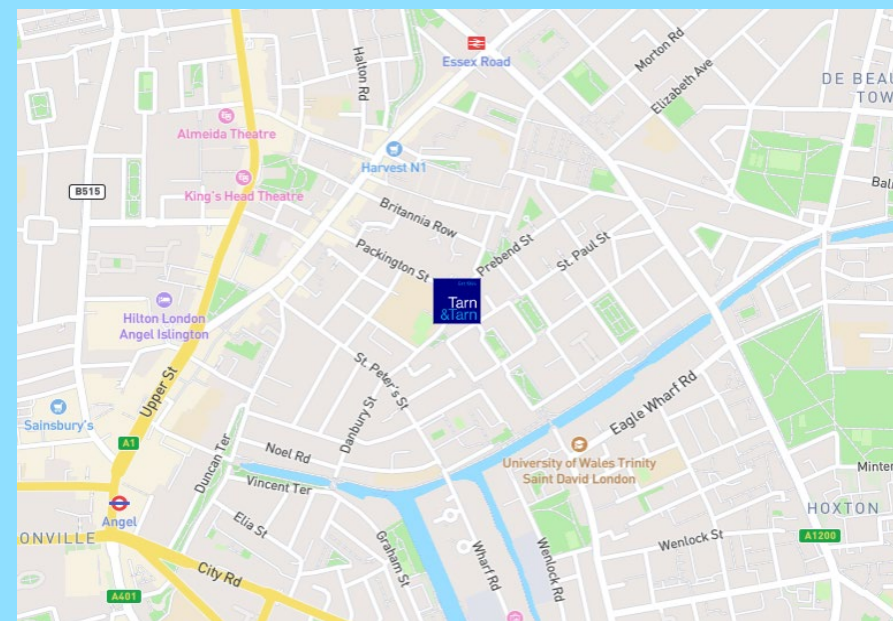
THE AREA

The property is situated on the South side of Prebend Street, near its junction with Rector Street. It is just moments from Regent's Canal and conveniently positioned between the vibrant areas of Upper Street, Hoxton, and Shoreditch. The location is well-connected by local transport, with both Angel Station and Essex Road Overground Station just a short walk away.



TRANSPORT

- Essex Road (9-minute walk) – National Rail Services
- Angel (13 - minute walk) – Northern Line
- King's Cross St Pancras (32-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, Eurostar and National Rail Services



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground	194				
Basement	441				
1 st Floor	527				
2 nd Floor	538				
TOTAL	1,750	£55,000	N/A	£18,300	£73,300

TERMS

A new FRI Lease to be contracted outside the Landlord and Tenant Act 1954.

VAT

Not Applicable

BUILDING INSURANCE

Current Cost: £907.42 per annum

LOCAL AUTHORITY

London Borough of Islington

EPC

Rating: C

A.M.L, A.B.C & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

LEGAL COSTS

Each party to bear their own costs

Further details on request.



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VIEWINGS

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