



OFFICE TO LET

TERMS

A new lease available for a term to £60,000 (2023) be agreed.

RENT

£58,000 pax

SERVICE CHARGE

£3.50 psf

FLOOR AREAS SQ FT / SQ M

Ground Floor: 2,380 / 221.10

RATEABLE VALUE

RATES PAYABLE

£30,720 pax

INSURANCE

£3,000 pax

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

7/9 ELLIOTT'S PLACE, ISLINGTON N1 8HX

- Centrally located in the heart of Angel, Elliotts Place is a well located ground floor office opportunity.
- Within close proximity to Angel Underground Station (Northern Line) and Highbury & Islington Station (Victoria Line & London Overground).
- Reception area.
- Excellent natural light.
- Available now.



**JACKSON
CRISS**

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OFFICE TO LET



JACKSON CRISS

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Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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