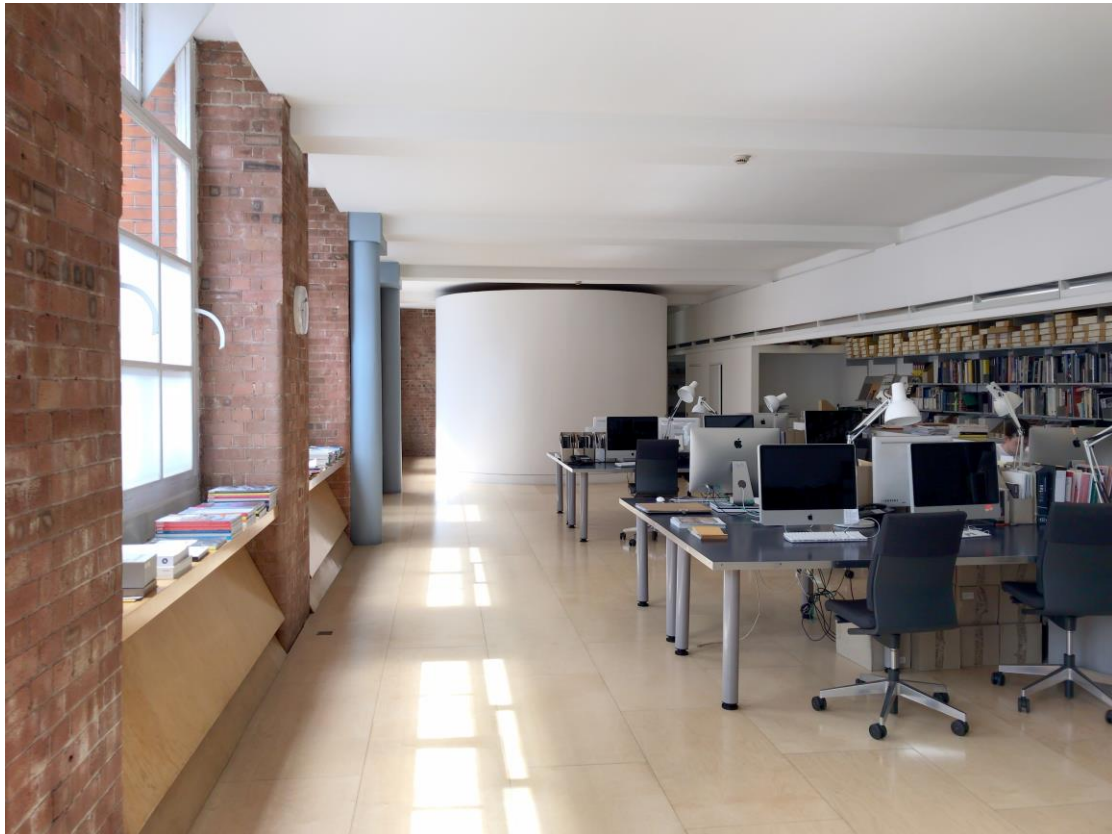


FOR SALE

CHARACTER GROUND FLOOR OFFICE SPACE IN SUPERB EDGE OF CITY LOCATION

3 Nile Street, Islington, London, N1 7LX
2,128 sq ft (197.69 sq m)



Location

The space is located on the corner of Nile Street and Underwood Street and in close proximity to City Road. This location is on the edge of Tech City and Hoxton, a popular location for media and creative occupiers. There are numerous retail, bar and restaurant facilities in the area including Jamie Oliver's Fifteen and Angel, Islington and Old Street are within short walking distance offering fabulous shopping and eating facilities.

The building is within a short walking distance of Old Street and Angel Underground Stations and regular bus routes run along City Road.

Description

Comprises the ground floor of this prominent character building. The space is mainly open plan with a meeting area at the rear, two WCs, ample kitchen with dishwasher, gas central heating from a Vaillant boiler, display space, comms cabinet, small store room and reception area at the front. There is a fire escape access at the rear which looks onto an attractive paved and landscaped courtyard at the rear.

The office space is tastefully decorated with engineered birch ply flooring, part sandblasted walls, excellent ceiling height of over 3.3metres with modern lighting and fabulous natural light, Cat 5 cabling and alarms.

The space is suitable for all types of office occupiers and for media and creative companies.

Accommodation

All measurements are approximate net internal:

2,128 sq ft (197.69 sq m)

Tenure

999 years from 29th September 1997 and also with a share of the freehold.

Sale Price

£1,600,000 for the long leasehold interest with vacant possession and share of freehold.

The property is the only asset of Burkhard London Ltd and the preference is for a sale of the shares in the company which has no liabilities. Full information available upon request.

Service Charge

The service charge is approximately £2,000 plus VAT per annum.

Business Rates

To be advised.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

EPC Rating D

Viewing

All enquiries via sole agents:

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