



## 2A Prebend Street

Islington, London, N1 8PT

### Fully Fitted Therapy Center Premises

**2,005 sq ft**  
(186.27 sq m)

- WC Facilities
- Kitchen
- Alarm System
- Entry Phone System
- Gas Central Heating
- LED Lighting
- Carpeted Flooring
- High Ceilings
- Excellent Natural Light
- Self-Contained

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## Summary

Available Size	2,005 sq ft
Price	£1,200,000
Rates Payable	£18,300 per annum
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The available accommodation is arranged over four floors of this stunning period building refurbished to a very high standard. The office benefits from excellent natural light, high ceilings, and carpeted flooring. The property would ideally suit therapy centers, solicitors, accountants, or fashion/creative companies.

## Location

This property is located on the south side of Prebend Street, next to its junction with Rector Street. Prebend St is moments from the Regent's Canal and nestled between the vibrant Upper Street, Hoxton and Shoreditch. The area is well served by local transport links with Angel Station and Essex Road Overground Station within short walking distance from the property.

## Accommodation

Name	sq ft	sq m
Basement	441	40.97
Ground	194	18.02
1st	527	48.96
2nd	538	49.98
Total	1,700	157.93

## Viewings

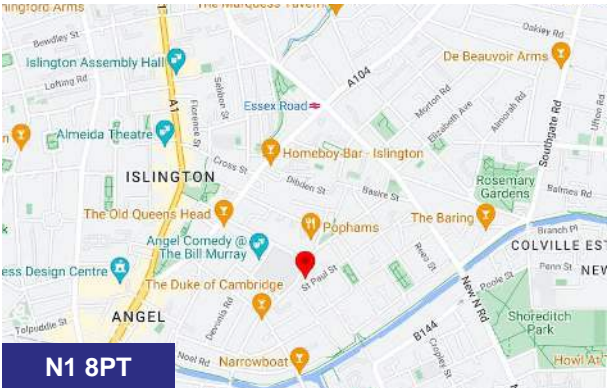
Strictly by Appointment

## Terms

New FRI lease to be contracted outside the Landlord and Tenant Act.

## Legal Costs

Each party is to bear their own legal costs.



## Viewing & Further Information

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