



Stunning Islington Office For Sale - London N1

Suitable for a variety of alternative uses

13 Windsor Street,

**Islington
LONDON N1 8QG**



Online details
20882

Area

Net Internal Area: 1,021 sq.m. (10,987 sq.ft.)

Price

Price On Application

Property Description

This lovingly converted print factory is a unique building of solid brick construction, dating from the early 1800's, which was extended with the addition of the top two floors in 2004. The building is set behind a wrought iron gate and an award winning courtyard garden.

The building is currently used as an events venue and provides a quality mixture of open plan space, conference rooms and partitioned meeting rooms. The accommodation is arranged over basement, ground and four upper floors. It is extremely well presented and benefits from exceptional natural light, good ceiling heights, an impressive restaurant/dining area with a fully fitted commercial kitchen and all the other features you would expect from a high quality events venue or business centre. The property is extensively furnished and our client is prepared to negotiate separately in respect of these items.

The authorised planning use of the building is B1 offices but the fourth floor of the property has a D1 Use (meditation hall) under the planning use classes order. We believe that the property (subject to planning permission) lends itself to a number of alternative uses including; training, education and residential, amongst others.

Additional details including floor plans, planning information and equipment specification are available to download.

- *Impressive Reception/Breakout Area
- *Restaurant / Dining Area with Fully Fitted Commercial Kitchen
- *Versatile Space - Suitable For Alternative Uses - Existing Part D1 Planning Consent
- *Stunning views to the south and east over the City from the fourth floor
- *Exceptional Natural Light, Air Conditioning, Underfloor Trunking, Passenger Lift (8 Person) and Generous Basement
- *Modern Fit-Out - Historic Charm



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Accommodation	Area sq.m.	Area sq.ft.	Status
Basement	77.00sq.m.	828sq.ft.	
Ground Floor	174.00sq.m.	1872sq.ft.	
First Floor	198.80sq.m.	2139sq.ft.	
Second Floor	173.80sq.m.	1870sq.ft.	
Third Floor	198.80sq.m.	2139sq.ft.	
Fourth Floor	198.80sq.m.	2139sq.ft.	

Property Location

The property is situated in the heart of the London Borough of Islington, one of the trendiest and most desirable parts of North London.

Windsor Street itself is situated off of Packington Street, only moments walk from Essex Road and Upper Street. The immediate surrounding area provides an abundance of leisure, shopping, entertainment, bars and restaurants.

The area has superb travel and communication links. Angel London Underground Station (Northern Line) is less than 0.5 miles to the south-west, Highbury, Islington London Underground Station (Piccadilly and Victoria Lines) is circa 0.75 miles to the north and Essex Road Rail Station (providing frequent direct services to London Moorgate with a travel time of 8 mins) is approximately 0.25 miles to the north-east. There are numerous bus services running along Essex Road which connect directly to both the West End and City.

2010 Rateable Value £180000.00

Estimated Rates Payable £77940 per annum

Service Charge p.a.

Terms Freehold for sale with vacant possession.

The property is elected for VAT.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

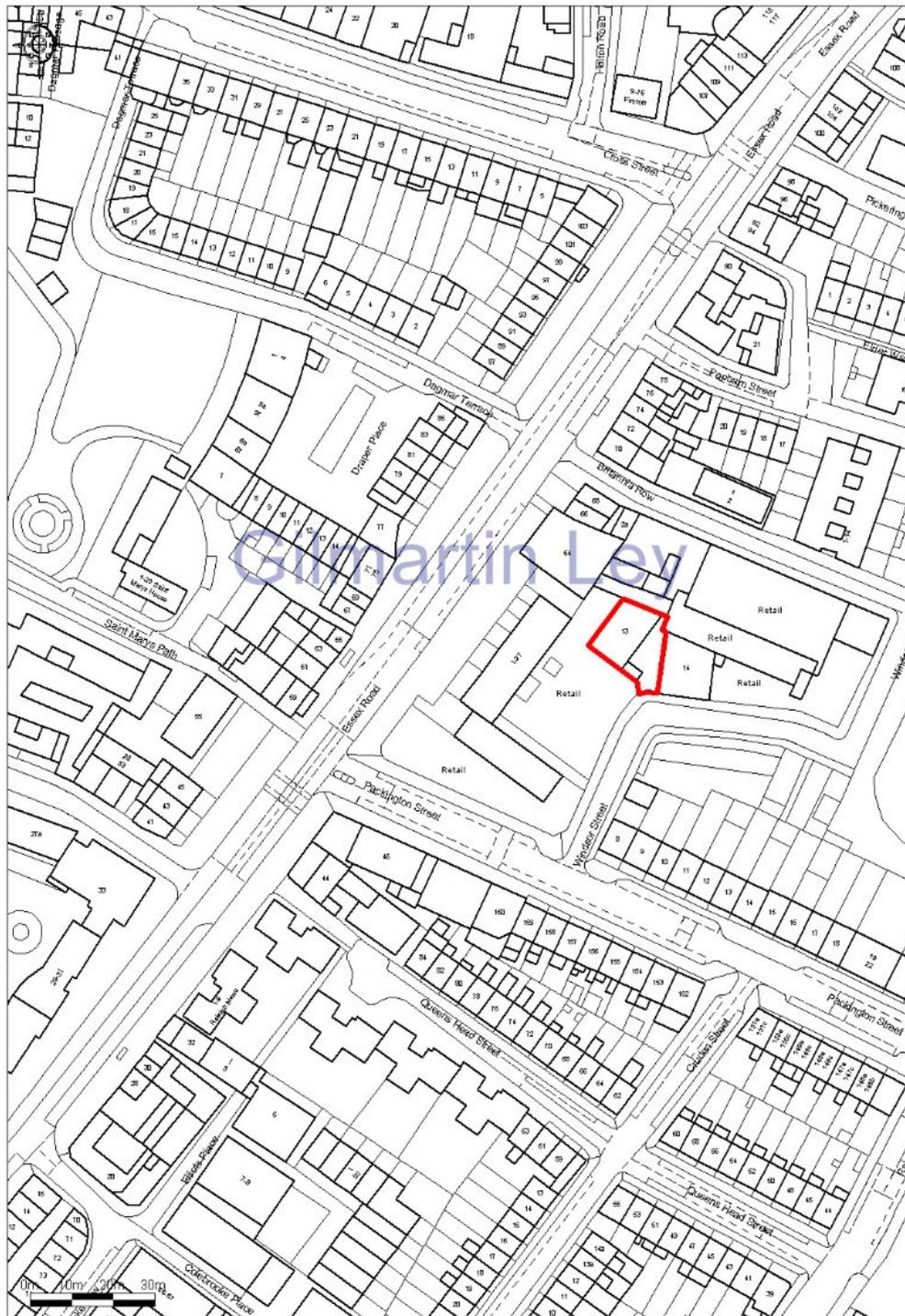
Last Updated: 26 Apr 2013

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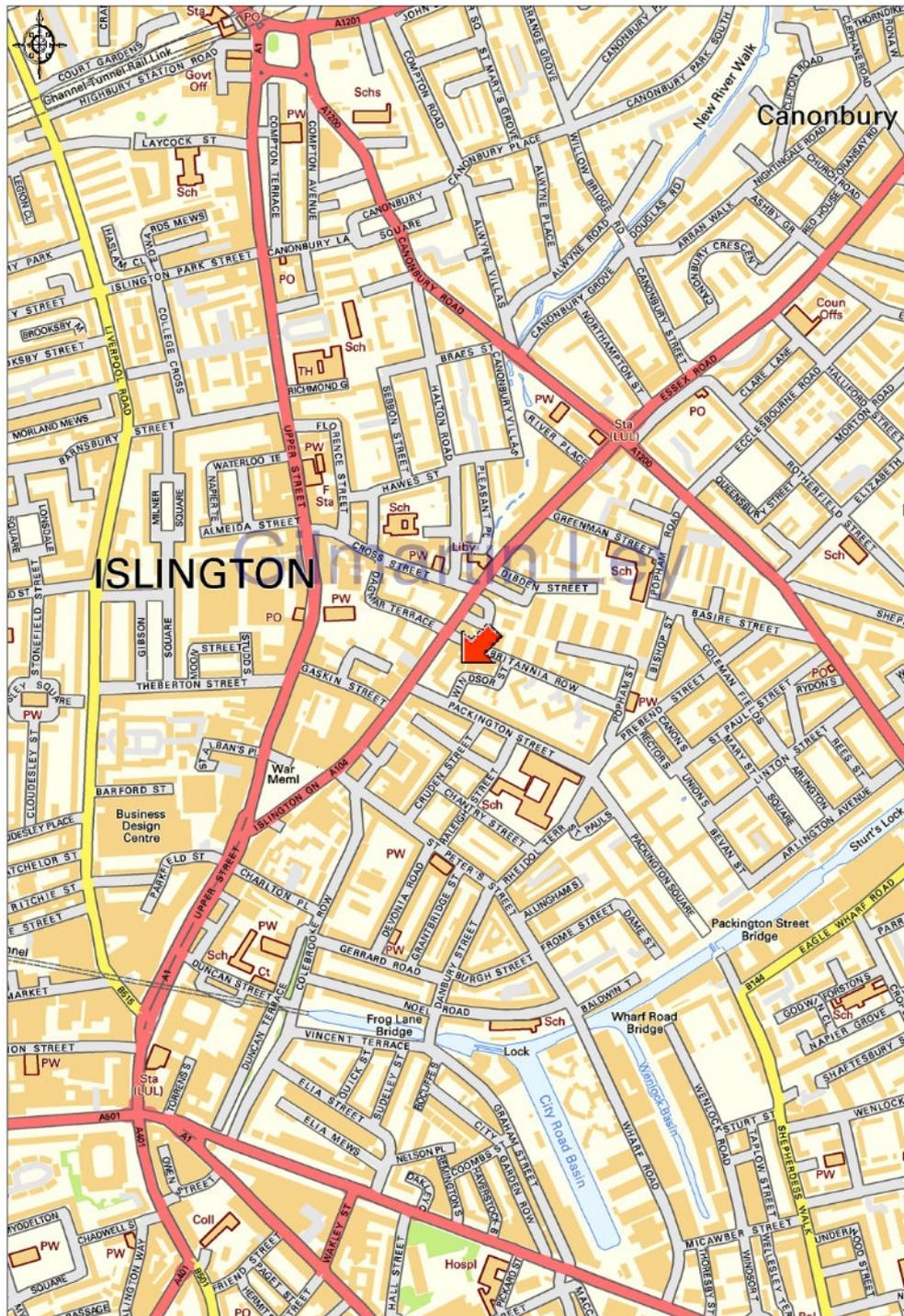
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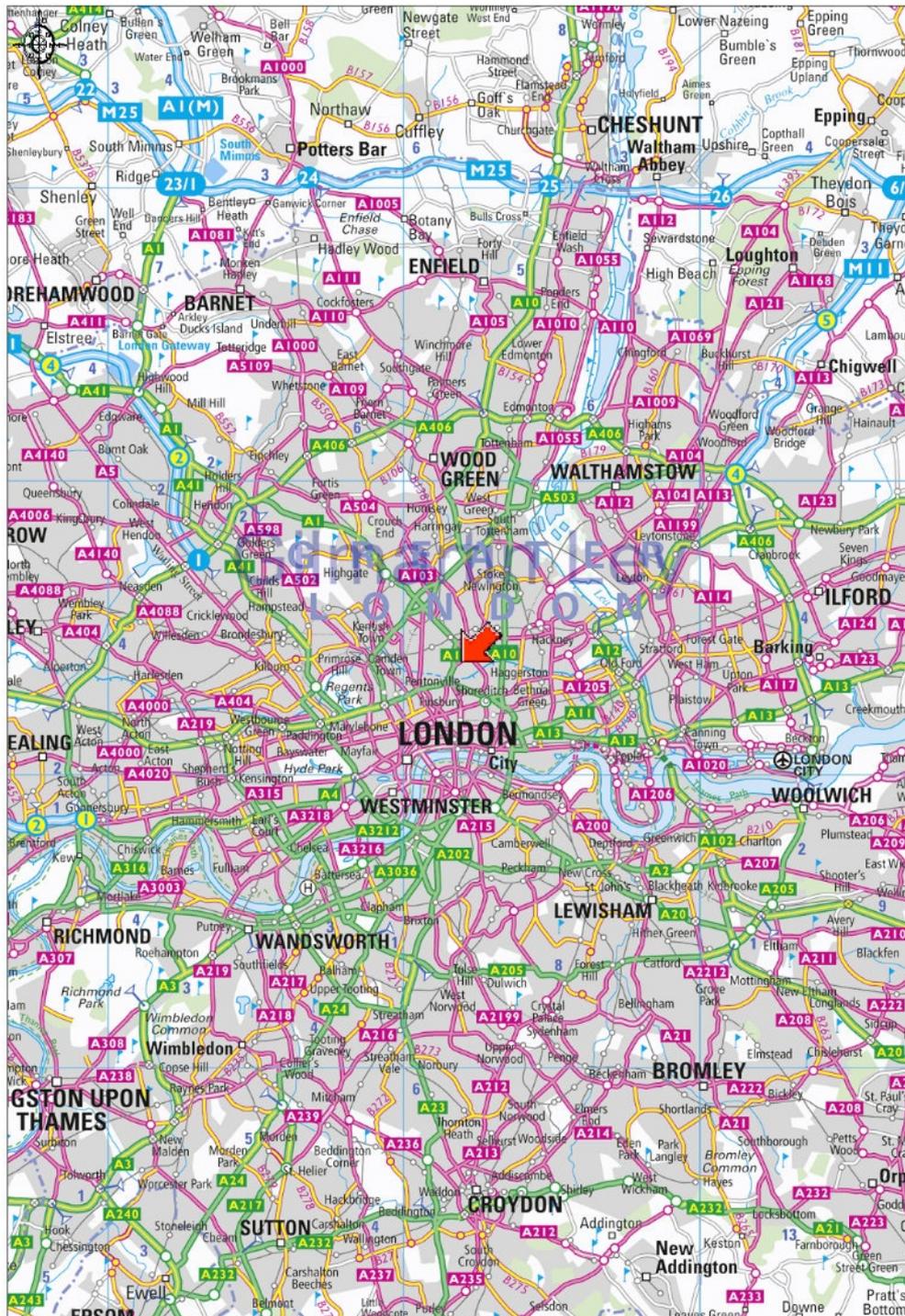
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The Window, 13 Windsor Street, Islington, London, N1 8QG



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The Window, 13 Windsor Street, Islington, London, N1 8QG



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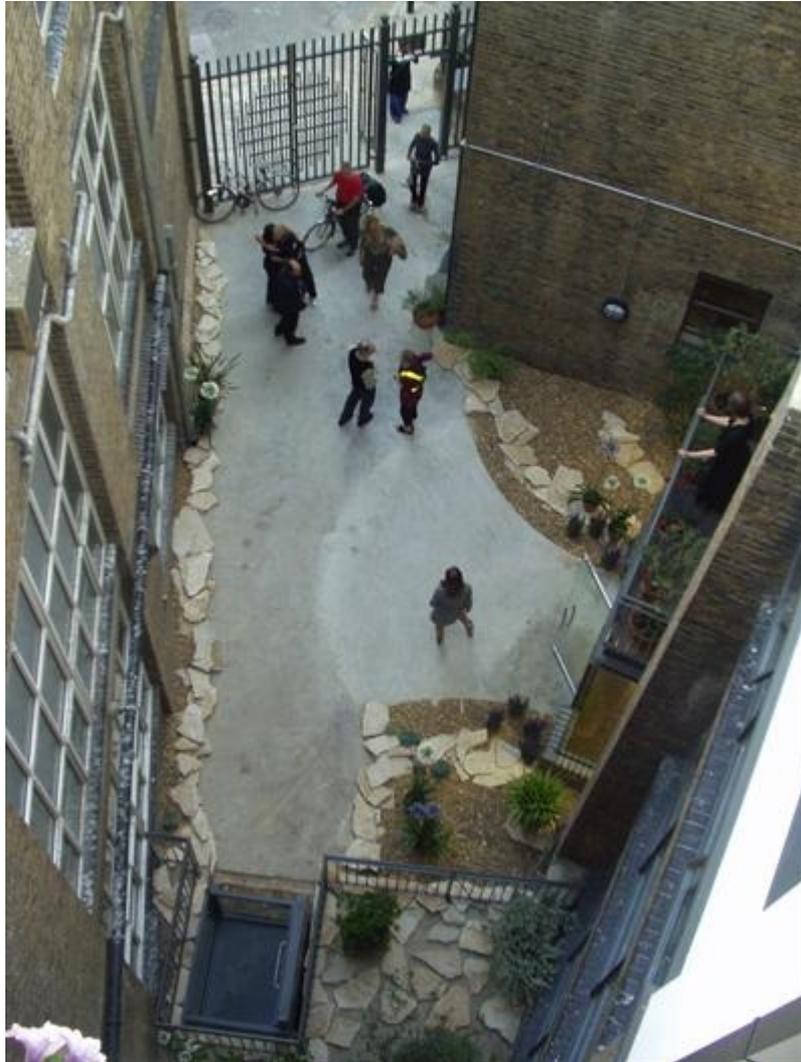
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