



GILMARTIN LEY

Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington

119 Newington Green Road
Newington Green,

LONDON, N1 4QY



Area

Net Internal Area: 97 sq.m. (1,039 sq.ft.)

Rent

£29,750 per annum (approx. £2,479 monthly) subject to contract



Property Description

The property comprises a mid terraced ground floor and basement class E unit, formerly operating as a currency brokers / money transfer office.

The ground floor accommodation is predominantly open plan office / retail space, with a separate kitchen to the rear and integral staircase to the basement floor.

The basement space benefits from excellent floor to ceiling height of 2.58m and is configured to provide two rooms (one with additional under pavement storage room), kitchen area and WC.

The unit may be suitable for a variety of uses under use class E, including medical, retail, office and leisure uses (STPP).

Key considerations:

- > New lease available
- > Class E unit suitable for a variety of uses (STPP)
- > Highly desirable and affluent North London location
- > Within 100m of Newington Green
- > Local occupiers include The Post Office, Jolene Bakery and Parilla, as well as pubs, eateries and retailers
- > Electronically operated roller security shutter
- > Excellent natural light to the ground floor from the fully glazed frontage
- > Excellent public transport communications
- > 400m to Canonbury Station
- > 800m to Dalston Kingsland Station



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Accommodation

Net Internal Area: 97 sq.m. (1,039 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground	46.87	504	Open plan retail / office area with rear kitchen and stairs to basement.
Basement	49.67	534	Two office rooms, under pavement storage space, kitchen and WC.

Property Location

The property is located on the west side of Newington Green Road, approximately 100m south of Newington Green; a highly desirable part of London situated between Highbury, Stoke Newington, Hackney and Islington.

The immediate vicinity has an abundance of independent shops, cafés, pubs, restaurants and high street chains, which include: The Post Office, Tesco Express, Lizzy's On The Green, Jolene Bakery, AllGreens Groceries, Cadet, Perilla and Yield N16 to name a few.

The property has excellent transport connections. Canonbury Station (Overground Line) is 400m to the south-west and Dalston Kingsland Station (Overground Line) is 800m to the south-east of the property. Newington Green is well served by a plethora of bus services.

Metered parking is available at the front of the property.

2023 Rateable Value £17750.00

Estimated Rates Payable £8520 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease available on terms to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Islington

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

Further information at: <https://www.gilmartinley.co.uk/properties/32289>

Floorplans

Offer Requirements Document

Energy Performance Certificate

Last Updated: 17 Feb 2026

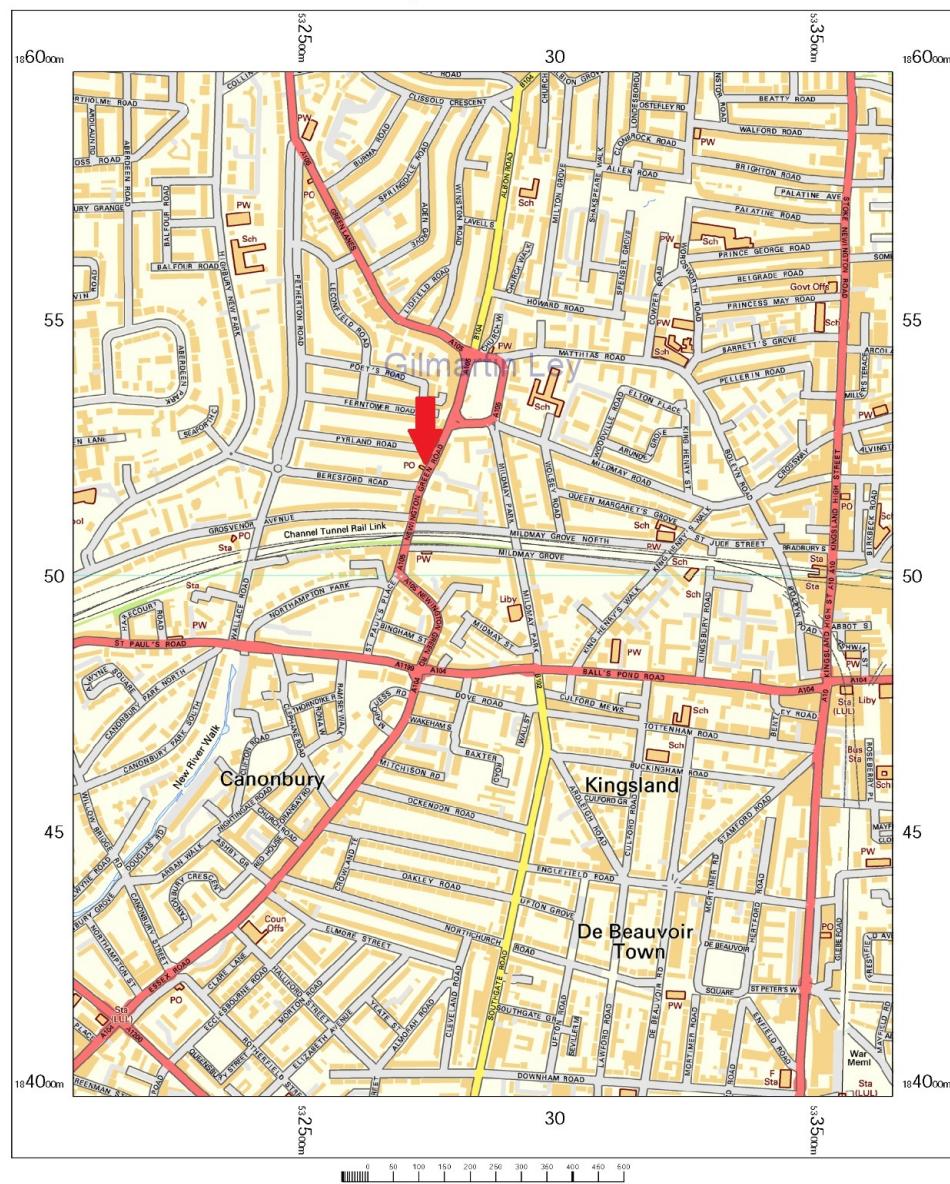
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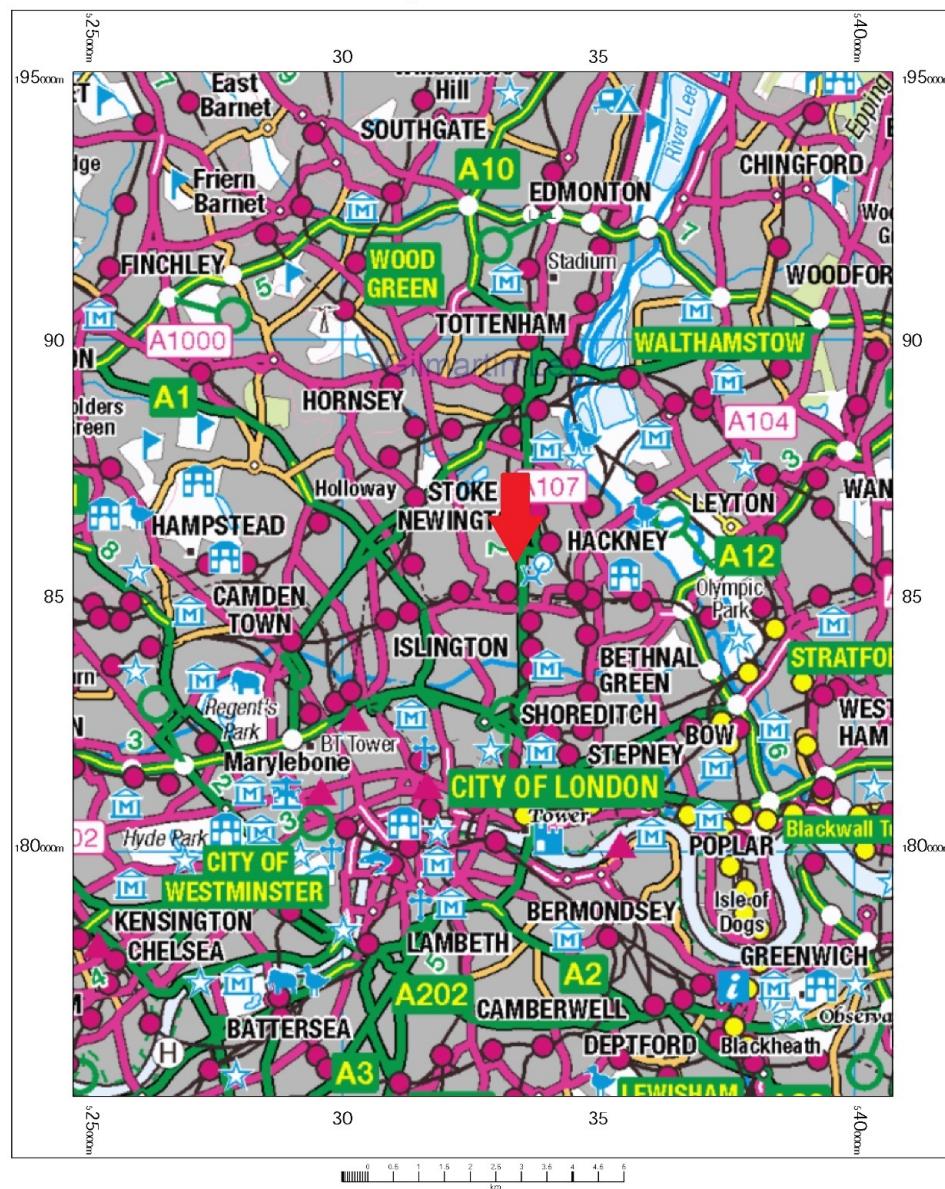


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