



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



GILMARTIN LEY

# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington

## 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>  
Offer Requirements Document  
Floor Plans  
Energy Performance Certificate

**Last Updated:** 27 Jan 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

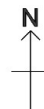
119 Newington Green Road, N1 4QY



OS Streetview  
Wednesday, January 21, 2026, ID: CM-01259293  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:10000 scale print at A4, Centre: 532860 E, 184983 N

Contains OS data © Crown copyright [and database right]



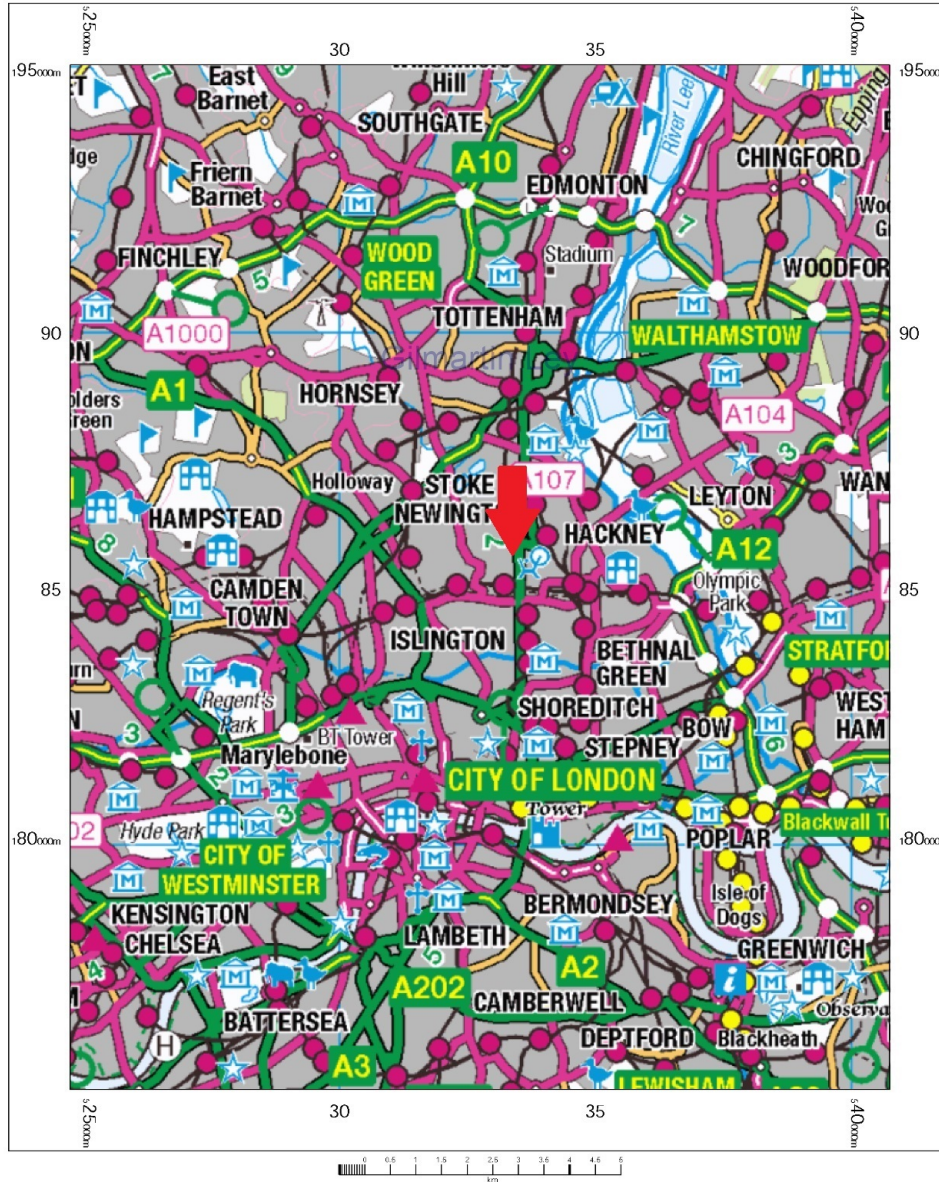
Map supplied by  
Centremaps Live



# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington

119 Newington Green Road, N1 4QY



OS 250k scale raster  
Wednesday, January 21, 2026, ID: CM-01259295  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:100000 scale print at A4, Centre: 532750 E, 185223 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington



# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington



# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington



# Class E Unit To Let - Islington N1

Highly desirable location in Newington Green, Islington

