

UPPER STREET
ISLINGTON N1

NO 116

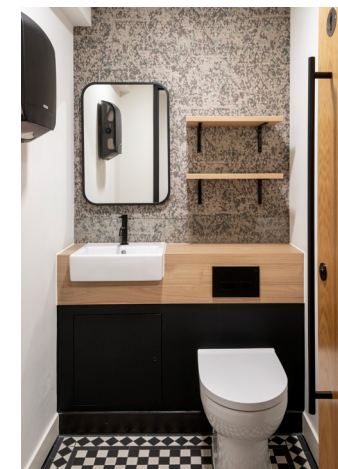
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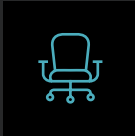

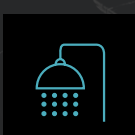
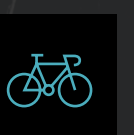
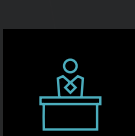

7,783 SQ FT
OFFICE SPACE TO LET

ISLINGTON SQUARE WORKING

116 Upper Street offers up to 7,783 sq ft of fully fitted offices arranged over 5 floors.

Located directly above Islington Square, tenants will benefit from the variety of amenities on the ground floor, including Third Space gym, Odeon cinema, Megan's restaurant and Citadines aparthotel.



-  High quality plug & play
-  VRF air conditioning
-  Shower rooms and laundry unit
-  Bicycle racks
-  Self contained reception
-  EPC rating B



PREMIER FIT-OUT

The stylish offices come fully fitted on all floors, furnished with quality in mind.

The offices have been thoughtfully designed to maximise collaboration, complete with workstations, meeting rooms, kitchens and breakout areas with soft seating to relax and take five.



Fitted kitchen on 4th floor



Soft seating breakout space



20 person boardroom



5 meeting rooms/ booths



Passenger lift



Data - 1GB P2P service



BASEMENT FLOOR PLAN | 1,801 SQ FT (167.3 SQ M)

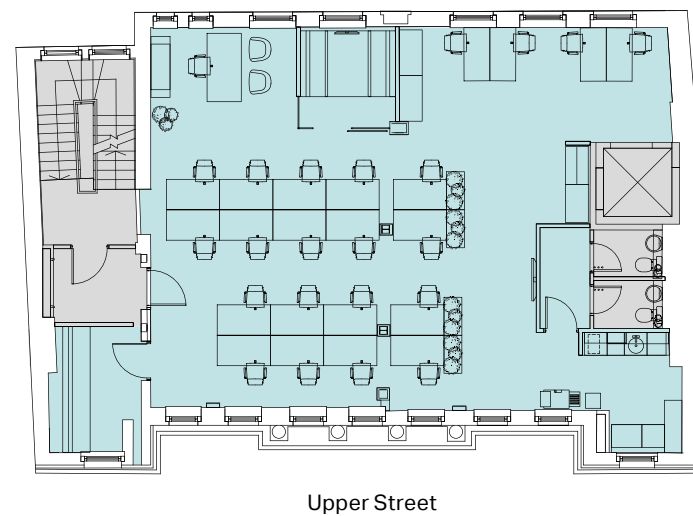
Floor	Sq Ft	Sq M
Fourth	1,028	95.5
Third	1,502	139.5
Second	1,555	144.5
First	1,465	136.1
Ground (Reception)	432	40.2
Basement	1,801	167.3
Total	7,783	723.1



Flexible 20 person boardroom	01
4 person meeting room	01
6 person meeting room	01
Shower rooms	03

FIRST FLOOR PLAN | 1,465 SQ FT (136.1 SQ M)

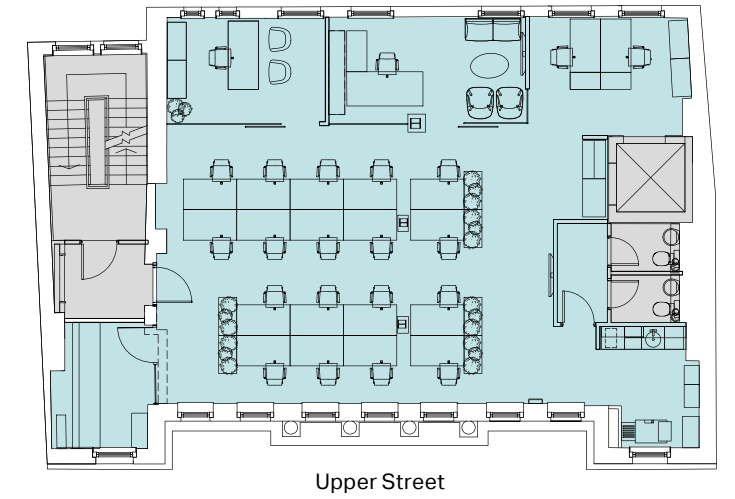
Workstations	22
Open office	01
6 person meeting booth	01
Quiet room	01
Teapoint	01



■ Core
■ Floorspace

SECOND FLOOR PLAN | 1,555 SQ FT (144.5 SQ M)

Workstations	20
Offices	02
Quiet room	01
Teapoint	01



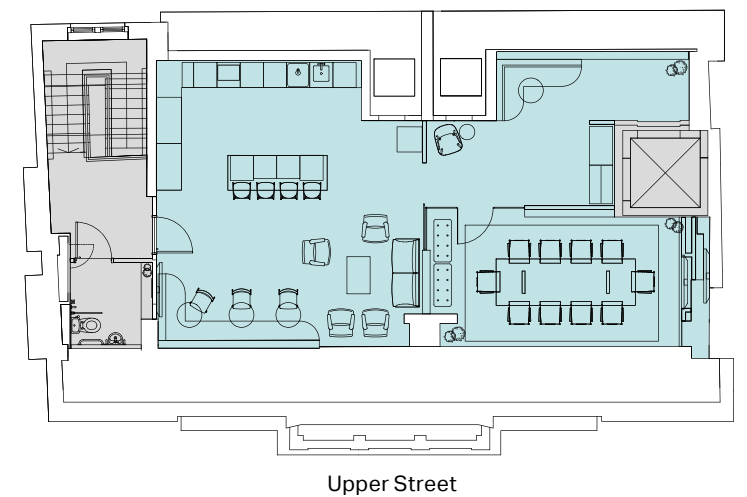
THIRD FLOOR PLAN | 1,502 SQ FT (139.5 SQ M)

Workstations	22
Open office	01
6 person meeting booth	01
Quiet room	01
Teapoint	01



FOURTH FLOOR PLAN | 1,028 SQ FT (95.5 SQ M)

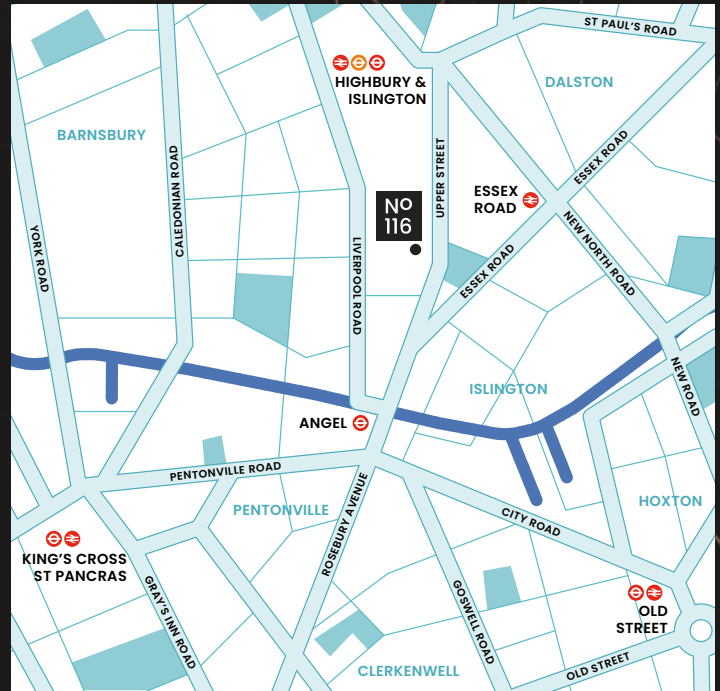
Kitchen/ breakout area	01
Soft seating areas	02
10 Person boardroom	01



⌚ Plan for indicative purposes only.
Not to scale.

A HIVE OF CULTURE & AMENITY

Located within the lively Islington Square, 116 Upper Street is surrounded by a variety of amenities. Transport connections are plentiful and nearby, allowing travel across London.



ANGEL

06 mins



ESSEX ROAD

08 mins



HIGHBURY & ISLINGTON

10 mins



OLD STREET

02 mins



KINGS CROSS ST PANCRAS

02 mins



FARRINGDON

05 mins



*Walk times from building entrance.



*Travel times from Angel Station.



VIEWINGS

Through the sole letting agents.

Katie White

katie.white@knightfrank.com
07974 096 734

TERMS

Upon application.

Eloise Wordie

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07976 668 506

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