



TO LET – CLASS E

24 Highbury Crescent
London
N5 1RX

GN|2

www.gn2.uk.com

Details:

24 Highbury Crescent comprises a prominent, semi-detached, Grade II Listed, Victorian building retaining many original features, both internally and externally and which overlooks Highbury Fields. The building comprises 4no floors over basement, ground and two upper floors and has been used as offices.

Highbury & Islington rail and underground stations are located nearby, as is Holloway Road underground station. Local shops, restaurants and amenities are located nearby, both along Holloway Road, Upper Street and St Paul's Road off the Highbury & Islington roundabout.



Key Features:

- Self-contained headquarter type
- Period property with many features
- Views over Highbury Fields
- Off-street parking
- Excellent transport links





Floor Areas:

Area	Use	Sq m	Sq ft
Basement	Offices	78.13	841
	Store	10.59	114
Ground Floor	Offices	76.18	820
First Floor	Offices	81.75	880
Second Floor	Offices	78.13	841
Total	Net internal Area	324.78	3,496

*Measured in accordance with RICS Property Measurement (2nd Edition)

LEASE: A new lease is being offered for a term by arrangement from the landlord

RENT: £90,000 pa

RATES: RV£75,500 - payable 2021/2022 - £40,166.00 est

EPC: Listed - exempt

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