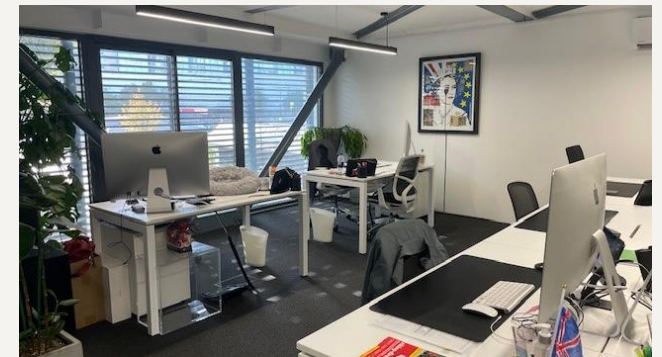
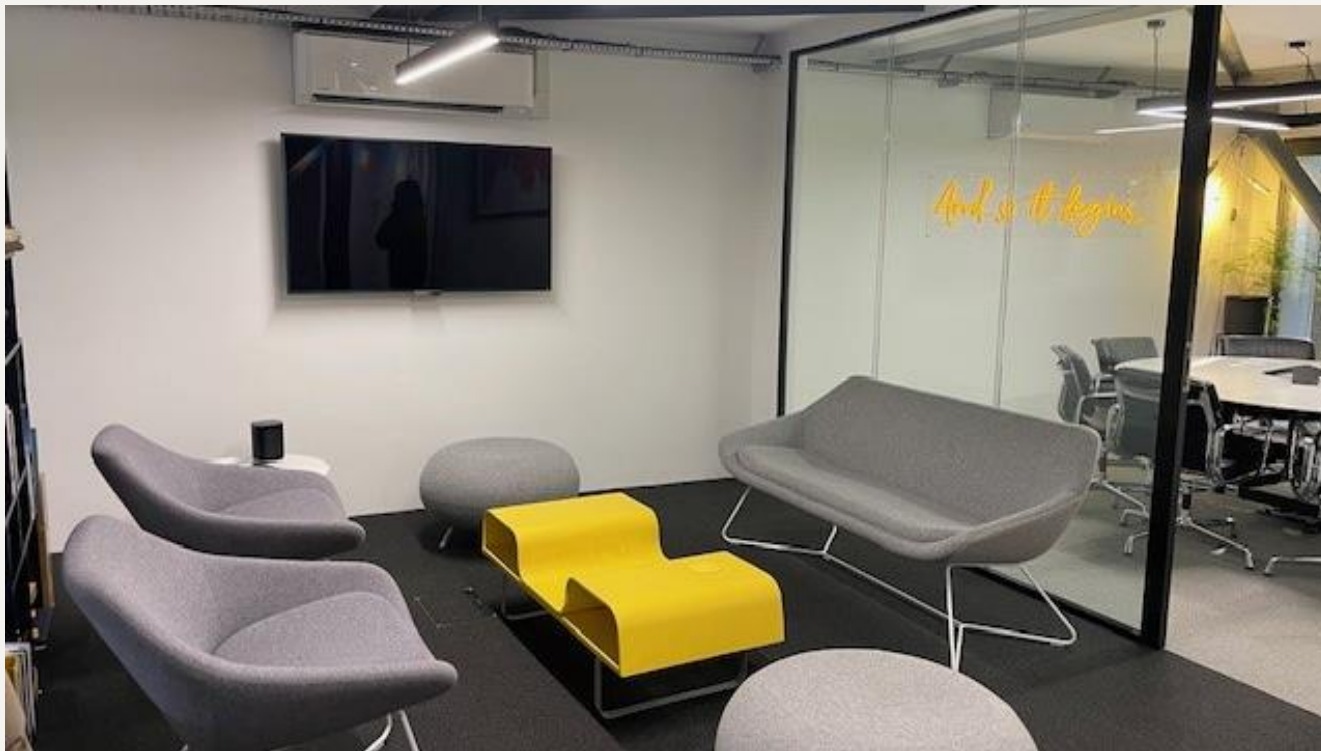




**Susskind.**

**17a Micawber Street, N1**

Micawber Street comprises a stunning modern office unit offered in excellent condition, with attractive views overlooking Wenlock Basin. The property is situated between Old Street and Angel Stations providing excellent transport links available for purchase or rent.



# 17a Micawber Street, N1

## Summary

Micawber Street is a stunning office unit closely situated between old street and Angel. Seeking offers in the region of £995,000. VAT is payable upon sale.

## Features

- Floor-to-ceiling glazing
- Superb natural light
- Raised floors
- Meeting rooms
- Entry phone system
- Kitchen & W.C. facilities
- Modern lighting

## Transport

- Old Street
- Angel

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord. Or A new 999 Lease direct from the Freeholder starting from 27<sup>th</sup> August 2008.

## EPC

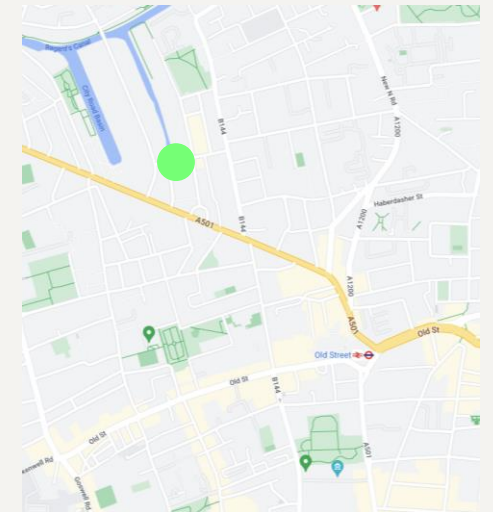
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Sale Price	Rent Sq Ft	Service Charge	Business Rates*	£/PCM (Rent, Rates & S/C)	Status
2 <sup>nd</sup>	1,496	£995,000	£35.00	£4.25	£14.20	£6,663.43	Available
<b>Total</b>	<b>1,496</b>			<b>£4.25</b>		<b>£6,663.43</b>	

\*Interested parties should make enquiries with the local authority.

## Map



**17a Micawber Street, N1**

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**Viewing via sole agents**

For further information and inspections please contact sole agents:

Elle Whayman  
07791 785 253  
Elle@susskind.london

Roni Rosenberg  
07702 643 317  
Roni@susskind.london

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**Subject to contract**

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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**Susskind.**