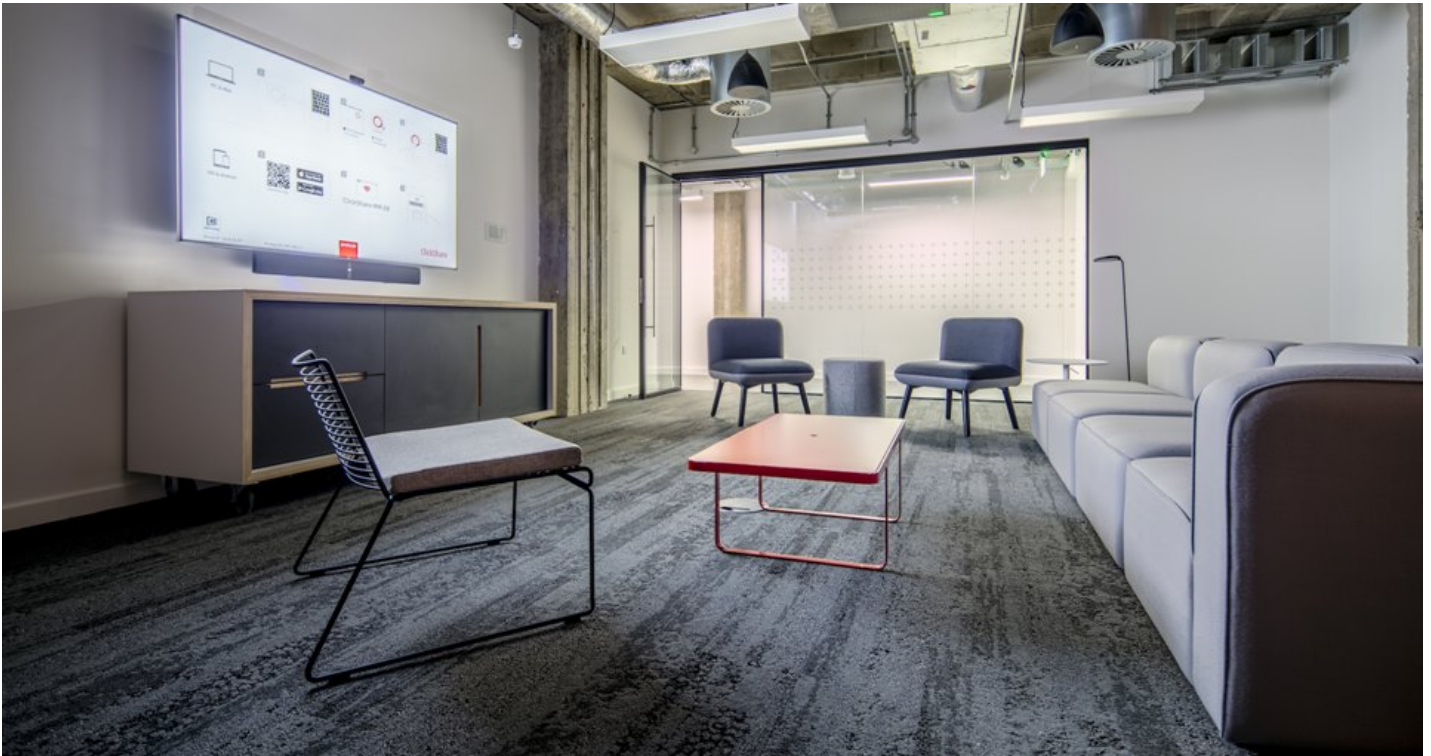


40 ISLINGTON HIGH STREET

LONDON, N1 8XB



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This property has been designed as a work space campus for Tech start ups. The building offers co working areas, as well as private offices designed specifically for companies looking to grow and collaborate.

LOCATION

Located just next door to Angel Tube Station giving easy access into the city, and also being one stop away from Kings Cross transport connections. A vast selection of shops, bars and restaurants surround the building on the popular Upper Street.

SPECIFICATION/AMENITIES

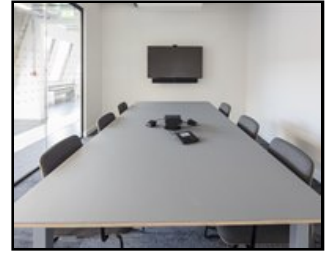
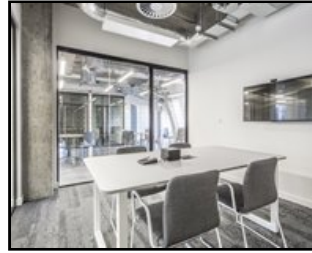
- 24/7 Access
- On site Tech Support
- Lightning-fast, secure Internet connectivity
- Rise-fall desks and supremely ergonomic chairs
- Relaxation room
- Cycling provisions: covered bike parking and entrance
- Showers
- Offices with fantastic natural light from ample windows

40 ISLINGTON HIGH STREET

LONDON, N1 8XB



GRYPHON
PROPERTY PARTNERS



TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2023