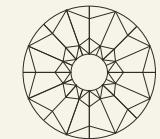


IGR



Two versatile class E premises  
in a prime Islington location.

**1 Essex Road, London N1**

# IGR

1 Essex Road, presents an excellent opportunity to secure versatile Class E space in the heart of one of London's most vibrant commercial locations. Comprising two prominent units with strong frontage and visibility, the properties are ideally suited to a wide range of uses including retail, café, fitness, medical and restaurant occupiers (subject to extract).



## New opportunity in the heart of Islington



IGR

- Unit 1 Approx. 1,500 sq ft (GIA), property fronts onto Islington Green.
- Unit 2 Approx. 8,400 sq ft (GIA), property fronts onto Essex Road.
- Class E suitable for retail, café, fitness, medical and restaurant uses (restaurant subject to extract).
- Excellent visibility and strong local footfall.
- Located within a thriving mixed-use environment.
- Outstanding transport connections.

Highlights



## Two units ready to customise

Flexible shell and core space, ready to customise.

# Floor plan

**Unit 1 Approx. 1,500 sq ft (GIA).**

**Unit 2 Approx. 8,400 sq ft (GIA).**

Plans show potential design options and are for illustrative purposes only.





## Drinks

1. The famous Cock Tavern
2. The Compton Arms
3. The Hope & Anchor
4. Hemingford Arms
5. The Drapers Arms
6. The Albion
7. The Pig and Butcher
8. Fox on the Green
9. The Old Queens Head
10. Camden Head
11. The Steam Passage
12. The York
13. The Duke Organic
14. The Peacock- Angel
15. The Three Johns
16. Narrow Boat
17. The Vineyard

## Entertainment

18. Union Chapel
19. Lucky Voice
20. Islington Assembly Hall
21. O2 Academy
22. The Bill Murray

## Food

23. Rullo- (Italian)
24. Smokehouse (BBQ)
25. The Blue Legume (Cafe restaurant)
26. The Tamil Prince
27. Fig & Olive (Mediterranean)
28. Meatliquor Bar and Restaurant
29. Ottolenghi (Mediterranean)
30. Gallipoli (Turkish)
31. Bellanger
32. Noci Islington
33. Brother Marcus Angel (Mediterranean)
34. Frederick's (Modern European)
35. Little Georgia
36. Liman Restaurant (Mediterranean)

The properties are situated in the heart of Islington, a thriving retail and leisure destination known for its vibrant atmosphere and strong footfall. Surrounded by an eclectic mix of independent shops, restaurants, and bars, the space is ideally suited to appeal to a wide range of businesses. Islington itself is a thriving part of London, renowned for its diverse cultural offerings and highly desirable neighbourhoods.



# In the heart of Islington





The location benefits from excellent transport connections, making it easily accessible from across London. 1 Essex Road is just a short walk from Angel Station (**0.2 miles**), served by the Northern Line, offering direct access to central London. Highbury & Islington Station is also nearby (**0.7 miles**), providing access to the Victoria Line, London Overground, and National Rail services.

# Journey Times



Angel Underground Station – London Euston Station: 3 minutes



Angel Underground Station – Oxford Circus Underground Station: 9 minutes



Highbury & Islington Station – King's Cross Station: 3 minutes



Highbury & Islington Station – Victoria Station: 13 minutes



# Terms

**Rent: Upon Application.**

**Term: New lease available direct from the landlord.**

**Rates: To be re-assessed.**

**To arrange a viewing or for more information, please contact us.**



Ryan Mylroie  
020 7440 1840  
07747562994  
Ryan@jenkinslaw.co.uk



Kyle McGuire  
kyle@jenkinslaw.co.uk  
0207 440 1840



Sam Westmacott  
sam@jenkinslaw.co.uk  
0207 440 1840



**Jenkins | Law**  
Commercial Property Solutions