

RUBIX

MCBEATH
HOUSE IN

A blank canvas ready for repositioning, minutes from Angel high street.

McBeath House is now available to let, offering ground and three upper floors. The building features a large, welcoming reception, with bathrooms on every floor and generous floor to ceiling height. Positioned just a three-minute walk from Angel Station, it sits within one of Islington's most sought-after spots.



AMENITIES



ABUNDANT NATURAL LIGHT



LARGE DEMISED COURTYARD



RECEPTION AREA



TOILETS ON ALL FLOORS



LOADING BAY



OPPORTUNITY FOR PREMIUM END-OF-TRIP FACILITIES



RAISED FLOORING



2 LIFTS



POTENTIAL FOR PARKING

ANGEL

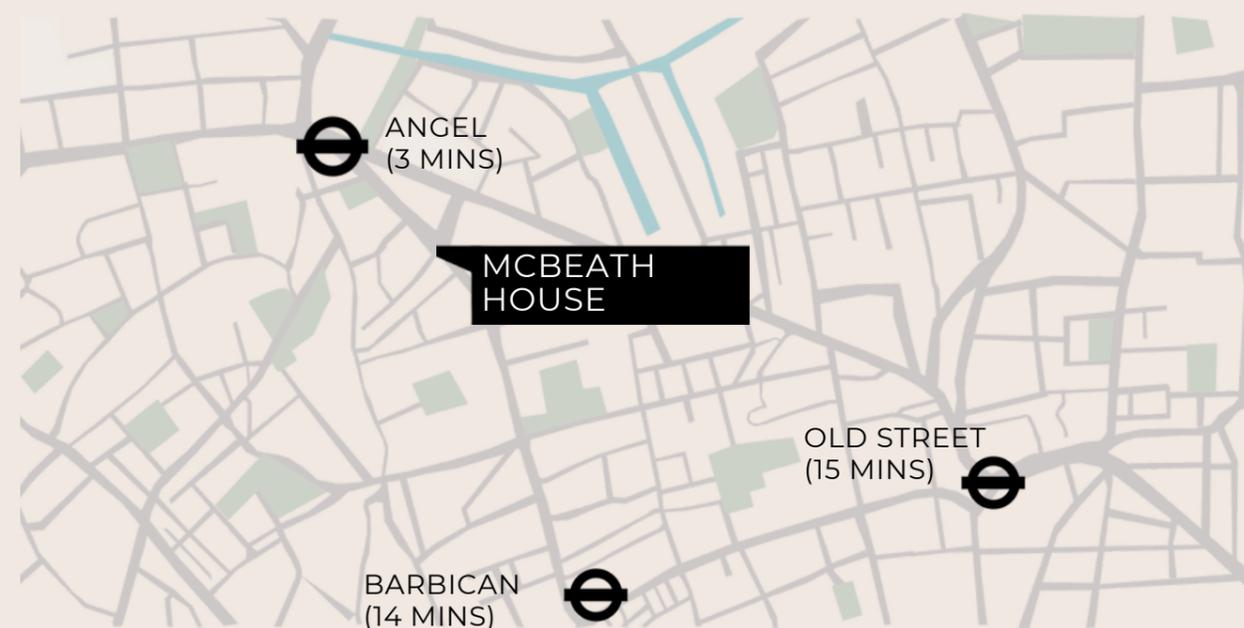


AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	EST S.C/PSF	EST RATES/PSF	TOTAL/MONTH
3rd	404.13	4,350	£37.00	£20.00	£25.00	£29,725.00
2nd	404.13	4,350	£32.50	£20.00	£25.00	£28,093.75
1st	367.90	4,365	£30.00	£20.00	£25.00	£27,281.25
G	353.03	3,800	£25.00	£20.00	£25.00	£22,166.67

TERMS: A NEW LEASE DIRECT FROM THE LANDLORD

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

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