

Educational use (F1) & Commercial use (E)

1,521 – 20,419 sq. ft.

**Iconic 19<sup>th</sup> Century building suitable for educational or alternative uses**

# TO LET

**9-15 Elthorne Road, Upper Holloway, London N19 4AJ**



## LOCATION

The property is located at the heart of London's Archway district, increasingly becoming recognised as a creative innovation quarter, with excellent amenities and a comprehensive range of independent retailers, artisan cafés and restaurants.

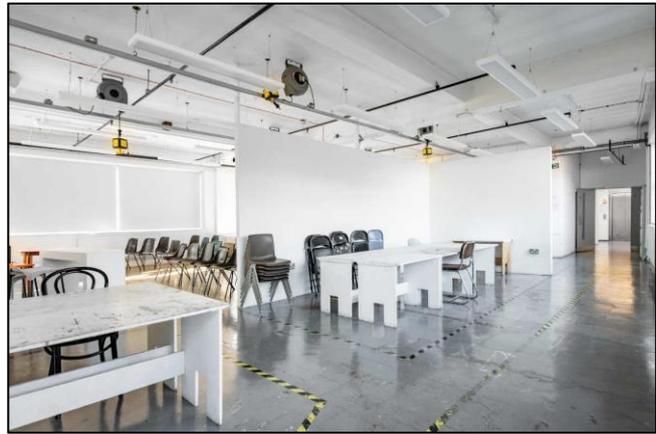
## TRANSPORT

Archway (Northern line)  
Upper Holloway (London Overground)  
Tufnell Park (Northern line)  
Various bus routes

**21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

9-15 Elthorne Road comprises an iconic 19th century building arranged over three storeys having been comprehensively refurbished by The University of Arts London to provide open plan self-contained studio / office space with impressive ceiling heights, independent reception area and excellent natural light.

## AMENITIES

- Independent reception, with disabled ramp access
- Double glazing
- Excellent natural light
- 13 person passenger lift (1000kg)
- LED lighting
- 3m+ ceiling heights
- Full gas central heating
- Off street parking (available by separate arrangement)

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	4,851	451
First	8,371	787
Ground	7,197	669
Total	20,419	1,898

Floors are sub-divisible on a unit-by-unit basis.

Please enquire about smaller requirements or for details around splits.

## LEASE

Available January 2027 on a new lease from the freeholder.

## RENT

£25 per sq. ft.

## SERVICE CHARGE

£2.50 per sq. ft.

## RATES

Individual units range from £0.57 – 11.53 per sq. ft.

For a letting of the whole: £5.07 per sq. ft.

Interested parties must contact The London Borough of Islington to satisfy themselves to the accuracy of these figures.

## USE CLASS

Suitable for a range of uses including Class E Commercial and F1 Educational use.

For alternative uses, please contact the London Borough of Islington.

## VAT

Not applicable

## PLEASE CONTACT

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