

UNIT 1 BENWELL STUDIOS, N7

2, 410 SQ FT
FULLY FITTED GROUND FLOOR MEDIA STYLE OFFICE
SUITE FOR RENT
HIGHBURY EAST, N7



Jamie
Oliver

READY TO
KLAV

VU72
PNO



October



DESCRIPTION

Comprising a beautiful postproduction studio within a converted warehouse premises in a mews style location designed by Carver Haggard Architects. Benefitting from original features including exposed beams and painted brickwork, together with floor to ceiling glazing and excellent natural light. The unit is fully self-contained ground floor unit with desks, chairs, soft seating, meeting rooms, kitchenettes & WCs. The unit is configured as a functional postproduction editing suite. The development offers 24-hour security, modern shower & bike facilities and outside courtyard break-out areas.

AMENITIES



24 HOUR SECURITY



FIBRE OPTIC



AIR CONDITIONING



MEETING ROOMS



BIKE RACKS



EXCELLENT NATURAL LIGHT



FULLY FITTED



EXCELLENT TRANSPORT LINKS



COURTYARD

FULLY FITTED GROUND FLOOR MEDIA STYLE OFFICE SUITES





TRANSPORT

Drayton Park – 1 mins



Holloway Road – 7 mins



Highbury & Islington – 11 mins

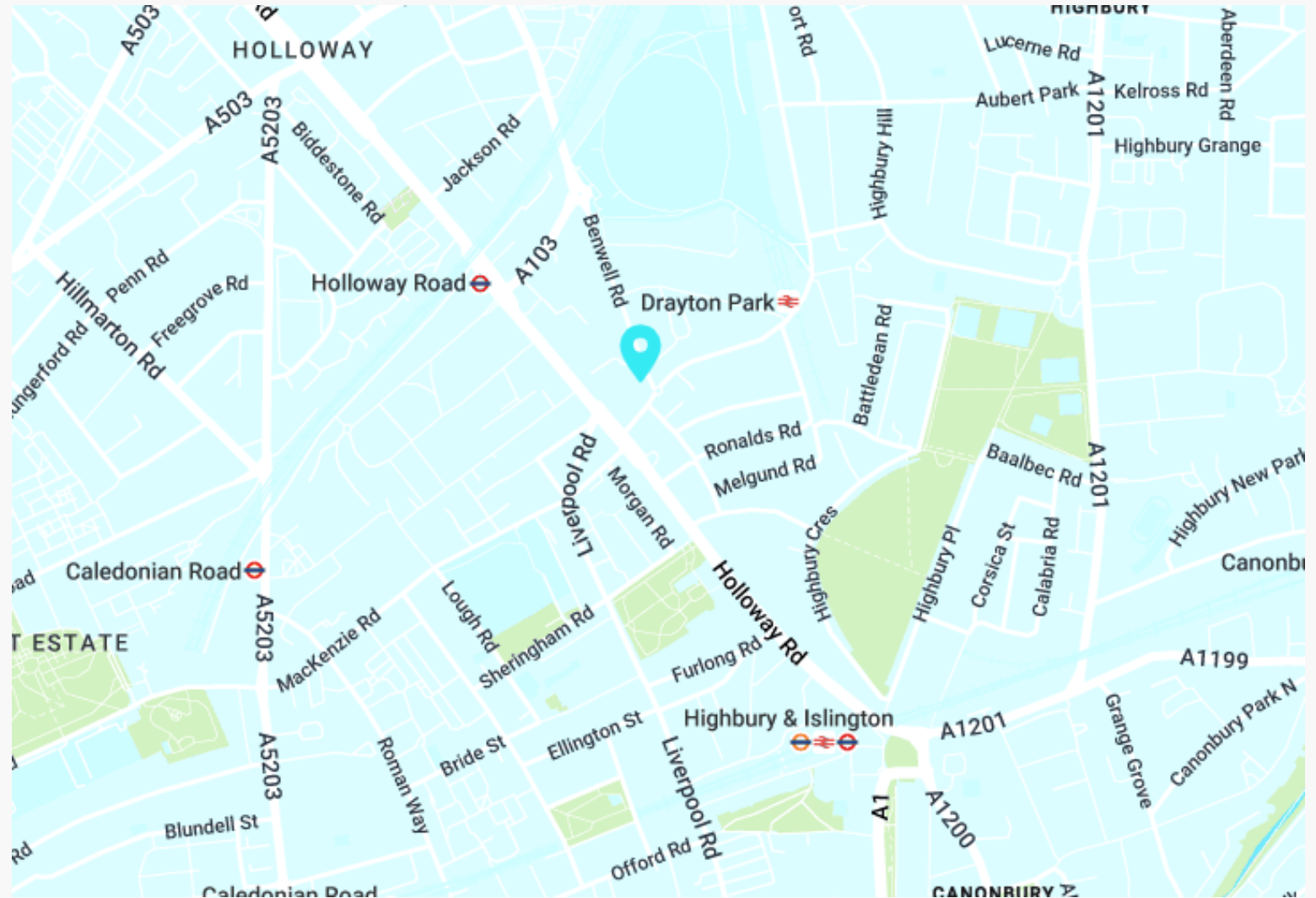


AREA

The area benefits from excellent transport links with the premises being within 0.3 miles of Holloway Road Station which is just two stops to Kings Cross on the Piccadilly Line.

Highbury & Islington Station is 0.5 miles from the property providing both tube services on the Victoria Line and Overground Services for direct access to London's trendy East End. Drayton Park, Arsenal and Caledonian Road stations are also all within close walking distance.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 1	2,410	Available	£35.00	£15.00	£10.00	£12,050

LEASE

Available by way of a new lease to be contracted outside the Landlord and Tenant Act.

TIMING

August 2026

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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