STRETTONS
EST 1931

Islington Studios, 159-163 Marlborough Road, London, N19 4NF



TO LET

Office

280 to 1,182 sq ft / 26.0 to 109.8 sq m

£35 per sq ft

Recently refurbished attractive Victorian warehouse conversion with all units overlooking a central courtyard







- Superb natural light and exposed brick
- True fibre 1gbps broadband connectivity
- On-site café & showers
- Lift/Elevator
- 24 hr access
- Demised kitchen/WC
- Period building
- CCTV
- Office cleaning
- Car/bicycle parking



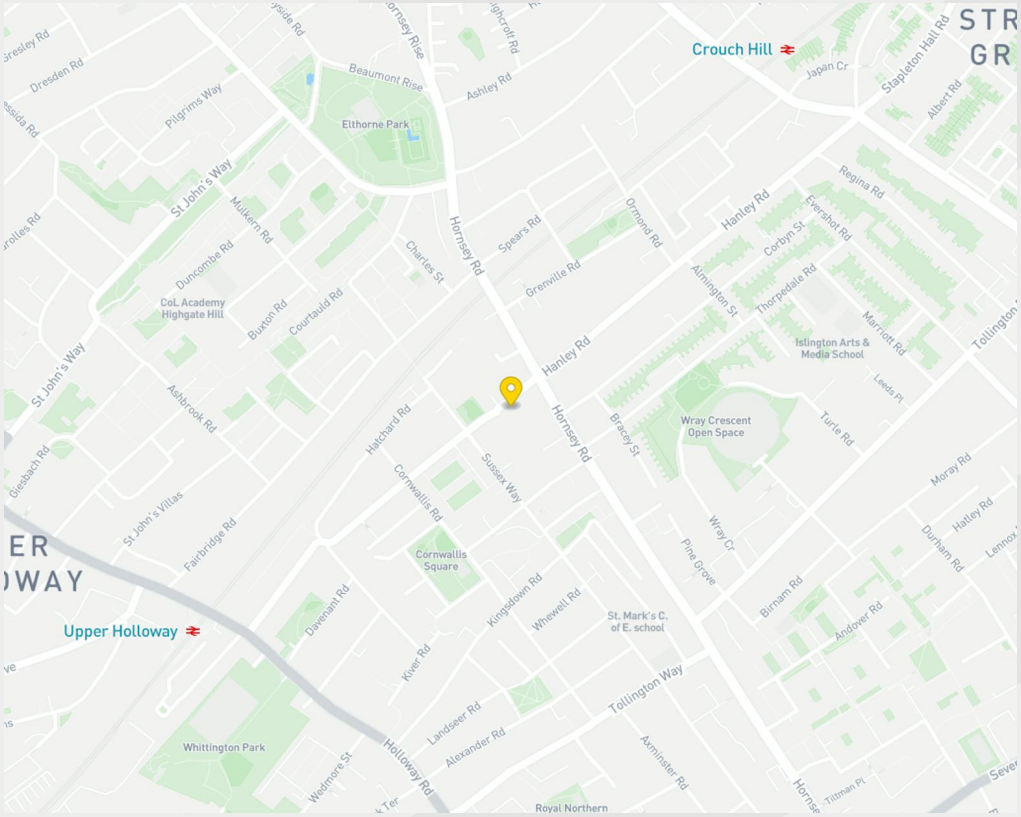


Description

The recently refurbished Islington Studios offers distinctive and modern studio and workshop spaces in a media style, each overlooking a central courtyard within this historic building. Benefiting from an on-site cafe and courtyard in an ideal location, this business centre provides the ideal space for a wide range of occupiers.

Location

Islington Studios is located on Marlborough Road which is just off the A1 Holloway Road and is moments from Upper Holloway mainline station. Archway Road and Archway station are also Located just a few minutes walk from Islington Studios.



Accommodation / Availability

Unit	Sq ft	Rent	Rates payable	Service charge	Total month	Availability
Unit - G1	1,182	£35 /sq ft	On Application	£7.13 /sq ft	£4,149.81	Available
Unit - 1.1	1,086	£35 /sq ft	On Application	£7.13 /sq ft	£3,812.77	Available
Unit - 1.6	283	£35 /sq ft	On Application	£7.13 /sq ft	£993.57	Available
Unit - 1.9	903	£35 /sq ft	On Application	£7.12 /sq ft	£3,169.53	Available
Unit - 2.7	877	£35 /sq ft	On Application	£7.13 /sq ft	£3,079	Available
Unit - 3.1	1,090	£35 /sq ft	On Application	£7.13 /sq ft	£3,826.81	Available
Unit - 3.8	1,182	£35 /sq ft	On Application	£7.13 /sq ft	£4,149.81	Available
Unit - 4.0	780	£35 /sq ft	On Application	£7.13 /sq ft	£2,738.45	Available
Unit - 4.2	565	£35 /sq ft	On Application	£7.13 /sq ft	£1,983.62	Available
Unit - 3.7	891	£35 /sq ft	On Application	£7.13 /sq ft	£3,128.15	Available
Unit - 4.5	791	£35 /sq ft	On Application	£7.13 /sq ft	£2,777.07	Available
Unit - 14	287	£35 /sq ft	On Application	£7.13 /sq ft	£1,007.61	Available
Unit - G17	280	£35 /sq ft	On Application	£7.13 /sq ft	£983.03	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Not Fitted

Contacts

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STRETTONS

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