

MONOLITH STUDIO, N4

2,400 SQ FT
UNIQUE & VERSATILE FILMING/PHOTOGRAPHY STUDIO
FOR RENT
HARRINGAY, N4





DESCRIPTION

Set within a striking converted 1930s piano factory next to Finsbury Park, this unique space offers a versatile setting for creative, production and commercial uses. Original industrial features including textured brickwork, concrete floors and high wooden ceilings are complemented by an airy shooting area and impressive 8-metre infinity cove. The space benefits from abundant natural daylight, a fully integrated blackout system and 63-amp and 32-amp 3-phase power, making it suitable film, photography and a range of alternative uses.

AMENITIES



EXCELLENT
TRANSPORT LINKS



EXPOSED
BRICKWORK



WAREHOUSE
STYLE FEATURES



MEETING ROOMS



GREAT CEILING
HEIGHTS



EXCELLENT
NATURAL LIGHT



PITCHED ROOF



E CLASS USE



KITCHENETTE

UNIQUE & CHARACTERFUL CONVERTED PIANO FACTORY





TRANSPORT

Harringay Green Lanes – 0.4 miles



Manor House – 0.5 miles



Harringay – 0.8 miles



AREA

167 Hermitage Road is well located in North London, within easy reach of Green Lanes and the vibrant amenities of Harringay. Harringay Green Lanes Underground and Manor House Underground Stations are both within a short walk, providing excellent connections across London. Central London is approximately 6 miles away. The surrounding area offers a wide range of shops, cafes and restaurants, with Finsbury Park and Woodberry Wetlands also close by.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	2,400	Available	£80,000	*see note	N/A	TBC

LEASE

Available by way of a new lease to be contracted outside The Landlord & Tenant Act 1954.

TIMING

Available Immediately

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.

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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