

# UNIT 3 BENWELL STUDIOS, N7

2,035 SQ FT  
FULLY FITTED MEDIA STYLE OFFICE FOR RENT  
HIGHBURY EAST, N7





## DESCRIPTION

The available unit is set within a converted warehouse premises designed by Carver Haggard Architects. Each unit has its own kitchenette & WCs, and the development is to offer modern shower and bike facilities, an outside terrace break-out area.

Situated within a private courtyard to the rear of Holloway Road in the heart of Highbury. The property is well located in this thriving mixed commercial and residential location, a short distance from neighboring Islington and Stoke Newington.

## AMENITIES



24 HOUR  
SECURITY



FIBRE OPTIC



AIR  
CONDITIONING



MEETING ROOMS



BIKE RACKS



EXCELLENT  
NATURAL LIGHT



FULLY FITTED



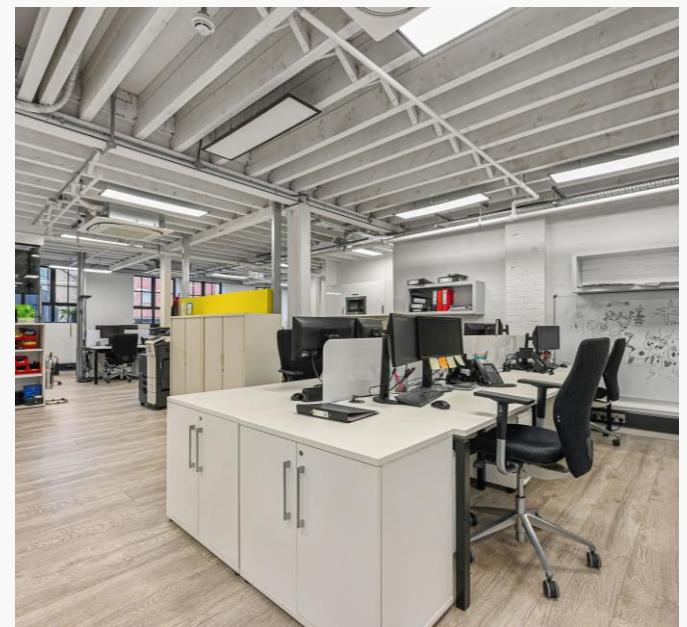
EXCELLENT  
TRANSPORT LINKS



COURTYARD

## FULLY FITTED MEDIA STYLE OFFICE





## TRANSPORT

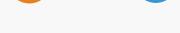
Drayton Park – 1 mins



Holloway Road – 7 mins



Highbury & Islington – 11 mins

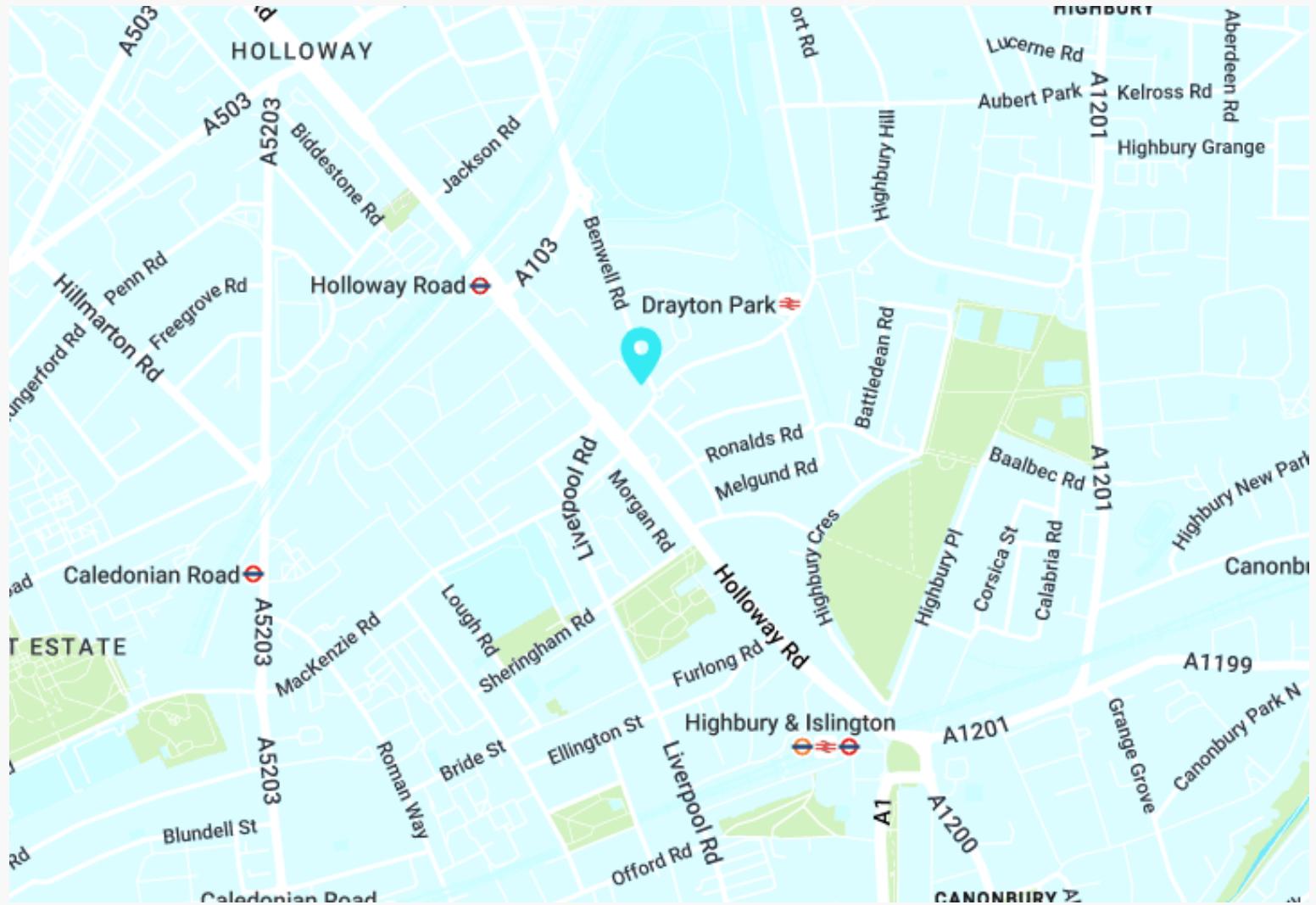


## AREA

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 3	2,035	Available	£34.15	£16.00	£9.56	£10,125

### LEASE

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

### 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.

# VIEWINGS VIA JOINT SOLE AGENTS

## BELCOR

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