



R I L E Y

STUDIOS

NORTH LONDON FREEHOLD FOR SALE

BEST IN CLASS OFFICE BUILDING 17,661 SQ FT | 1,641 SQ M



EPC RATING
B 29

THE PROPERTY

Riley Studios is an exceptional landmark office building of 17,661 sq ft 1,641 (sq m) with superb connectivity and accommodation. The building was comprehensively refurbished with two new floors added in 2023. The warehouse style interior has concrete ceilings, exposed VRF air conditioning and fresh air system, new black framed double glazing and new LED lighting complete the look.

The ground floor reception with its double volume ceiling height is approached through a private gated garden which also provides access to the extensive secure cycle racks which have direct access to showers and a drying room.

The lower ground, ground and four upper floors provide bright open plan office spaces which has been partitioned to provide a mixture of multi team offices, meeting rooms, open plan areas, phone booths and breakout areas. Four rooms in the lower ground floor are used as “Social Media” suites. Every floor has a kitchen/breakout area with the ground floor acting as the communal hub.

The building has a gym, several well fitted shower cubicles and a high number of individual toilet cubicles. The top two floors are self-contained with their own facilities and terraces with panoramic views.



ACCOMMODATION

FLOOR	SQ FT	SQ M
4th	1,722	159.98
3rd	3,239	300.91
2nd	3,896	361.95
1st	3,789	352.01
Ground	3,799	352.94
Ground - Reception	732	68.00
Lower Ground	484	44.96
Total	17,661	1,640.75









THE LOCATION

The property is located in a highly prominent position on the eastern side of Holloway Road (A1), near the junction with Fairbridge Road, within the London Borough of Islington. Upper Holloway (Overground) is directly opposite and Archway (Northern Line) is just moments away, as are numerous retail and leisure offerings along the Holloway Road. The immediate area is subject to significant on-going regeneration, including high profile developments located around the Archway gyratory system, and also the London Metropolitan University, which is located along the Holloway Road.



01
MINS



UPPER
HOLLOWAY



05
MINS



ARCHWAY



15
MINS

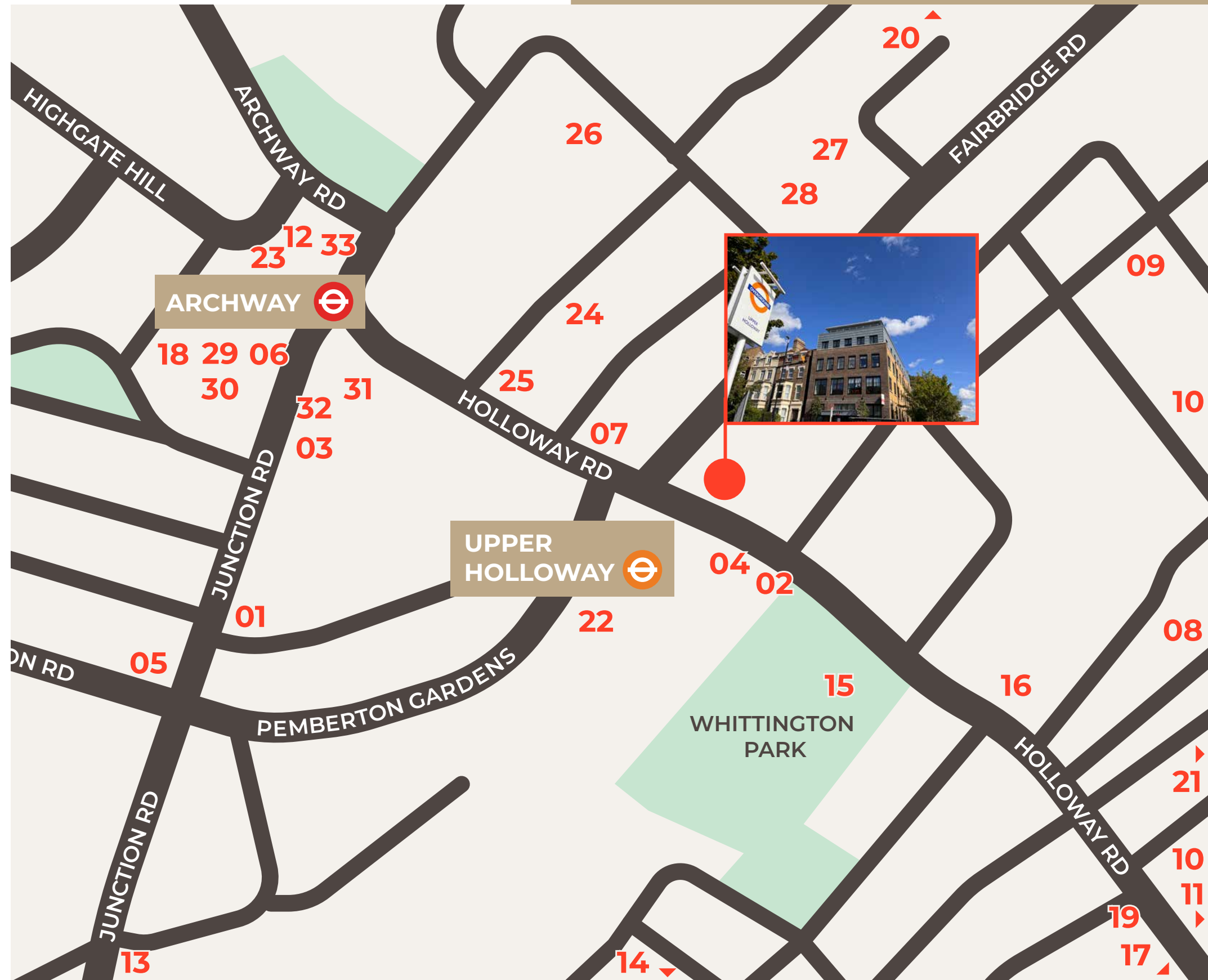


KING'S CROSS
ST PANCRAS





THE AREA



TO TASTE

- 01 St John's Tavern
- 02 Whiskers & Cream
- 03 Bread & Bean
- 04 Coffee House 607
- 05 Oak & Pastor
- 06 Mosaic Restaurant
- 07 68 Degrees
- 08 The Landseer Arms
- 09 The Great Indian
- 10 The Roasting Shed
- 11 Rusty Thai Kitchen
- 12 Crudough
- 13 Sweetie Cookie Artisan Bakery
- 14 Tufnell Park Tavern

TO EXPERIENCE

- 15 Whittington Park
- 16 Energy Fitness Archway Gym
- 17 Odeon Luxe Holloway
- 18 Archway Leisure Centre
- 19 Puregym London Holloway
- 20 Islington Boxing Club
- 21 Crossfit Islington
- 22 Arch Hotel
- 23 Premier Inn London Archway

LOCAL OCCUPIERS

- 24 Rapha
- 25 UAL
- 26 The Bomb Factory
- 27 KOZMIK
- 28 The Maya Centre

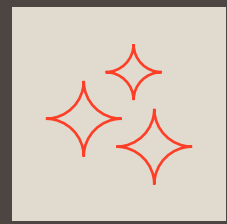
RETAILERS

- 29 M&S Food
- 30 Sainsburys
- 31 Aldi
- 32 CO:OP
- 33 Wenzels

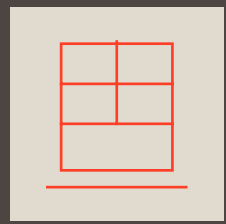




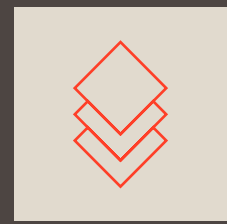
BUILDING HIGHLIGHTS



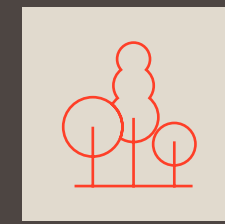
End of trip facilities



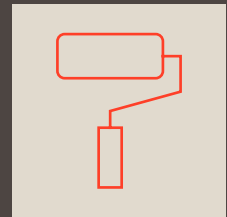
New Industrial style windows



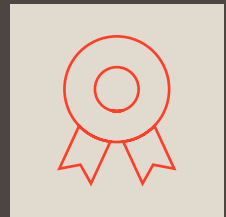
Exposed concrete ceilings and services



Gated garden



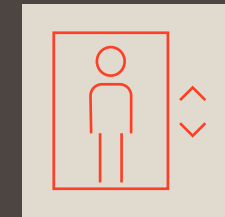
Recently extended and refurbished at a cost of £6 million +



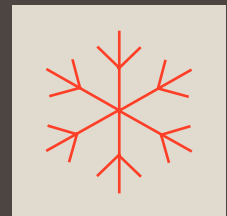
EPC rated B 29



Fully DDA compliant



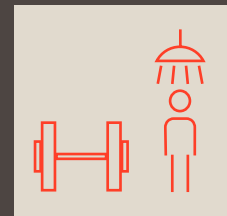
Two Thyssen 8-person lifts



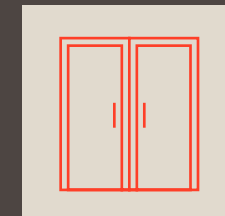
VRF air conditioning and fresh air system



Wrap around Terraces



Gym & Showers



Double Volume Entrance





TENANCY & INCOME

The building is currently run as serviced/managed offices running at circa 90% occupancy.

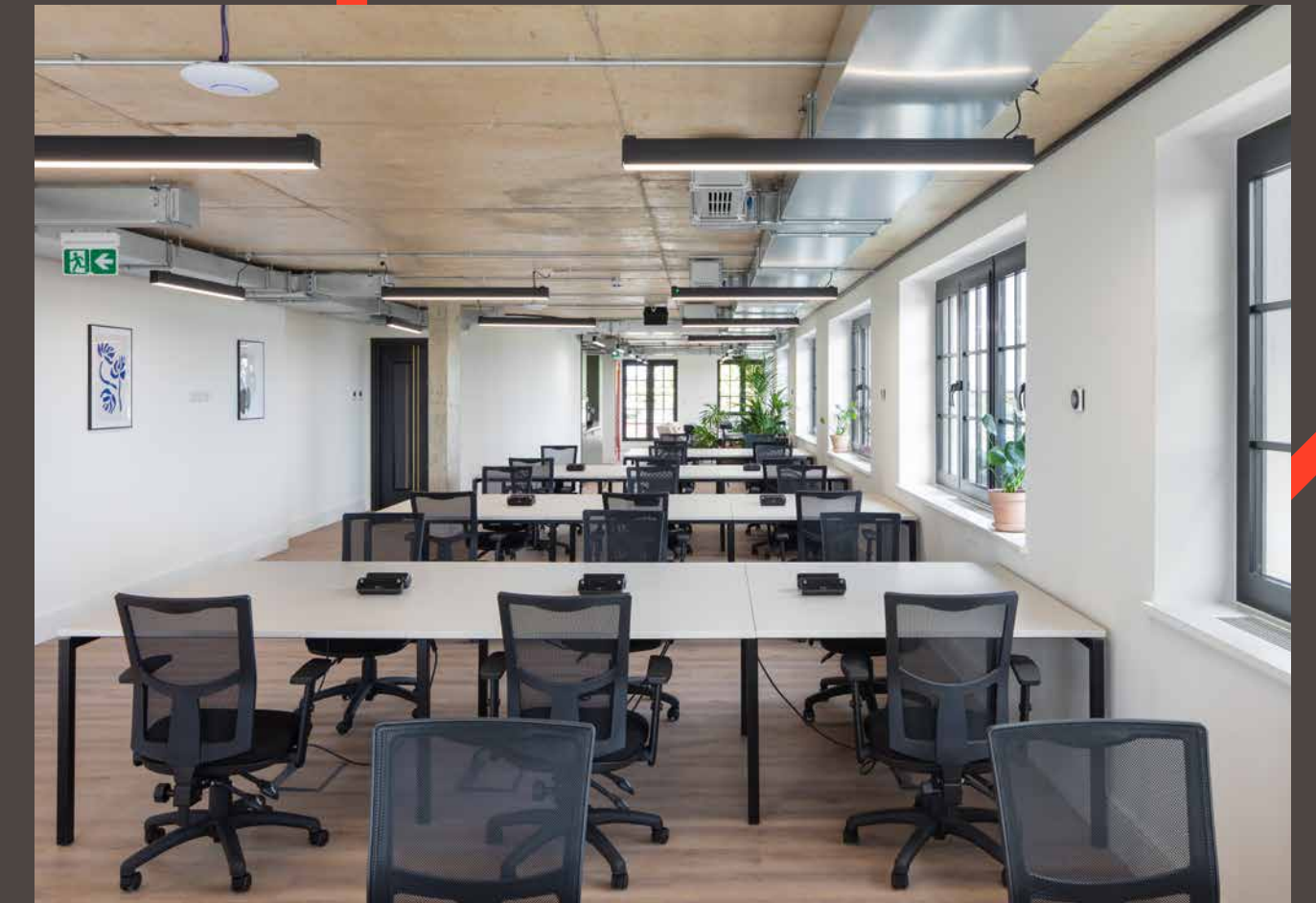
The top 2 floors are let on managed basis for 1 & 2 years providing an opportunity for an owner occupier to grow into the building. There are 248 desks + dedicated membership desks & hot desks.

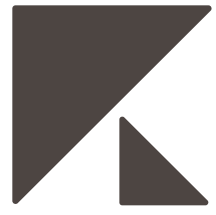
Full details of the existing income are available to named parties.

OPPORTUNITIES

Subject to planning, the building offers scope for alternative uses including:

- Absorb the management of the building into a larger group.
- Owner Occupation of between 3,000 & 13,000 sq ft with the benefit of existing short term income
- Hotel Conversion
- Traditional leasing

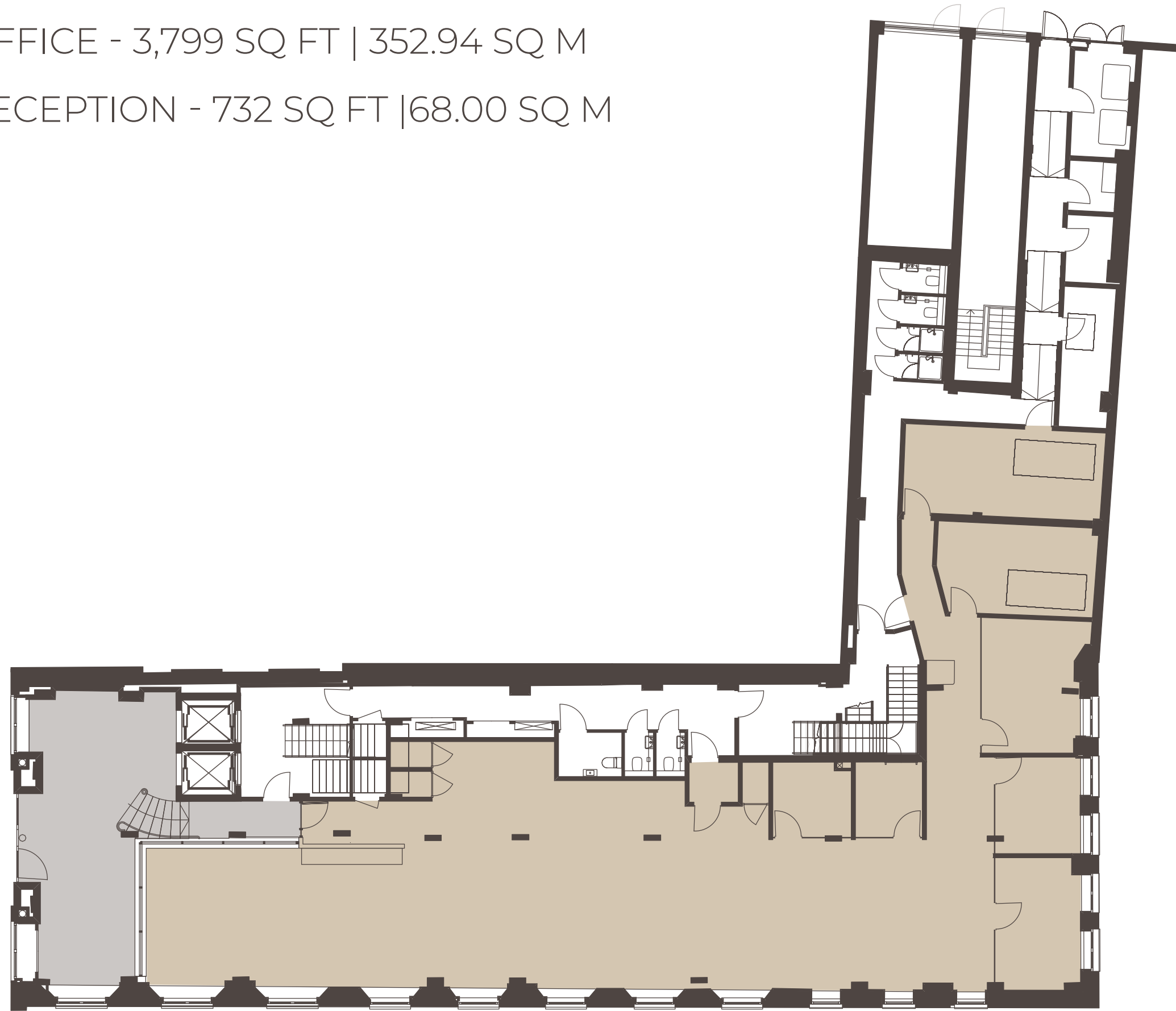




GROUND FLOOR

- OFFICE - 3,799 SQ FT | 352.94 SQ M
- RECEPTION - 732 SQ FT | 68.00 SQ M

HOLLOWAY ROAD



2ND FLOOR

- 3,896 SQ FT | 361.95 SQ M

HOLLOWAY ROAD

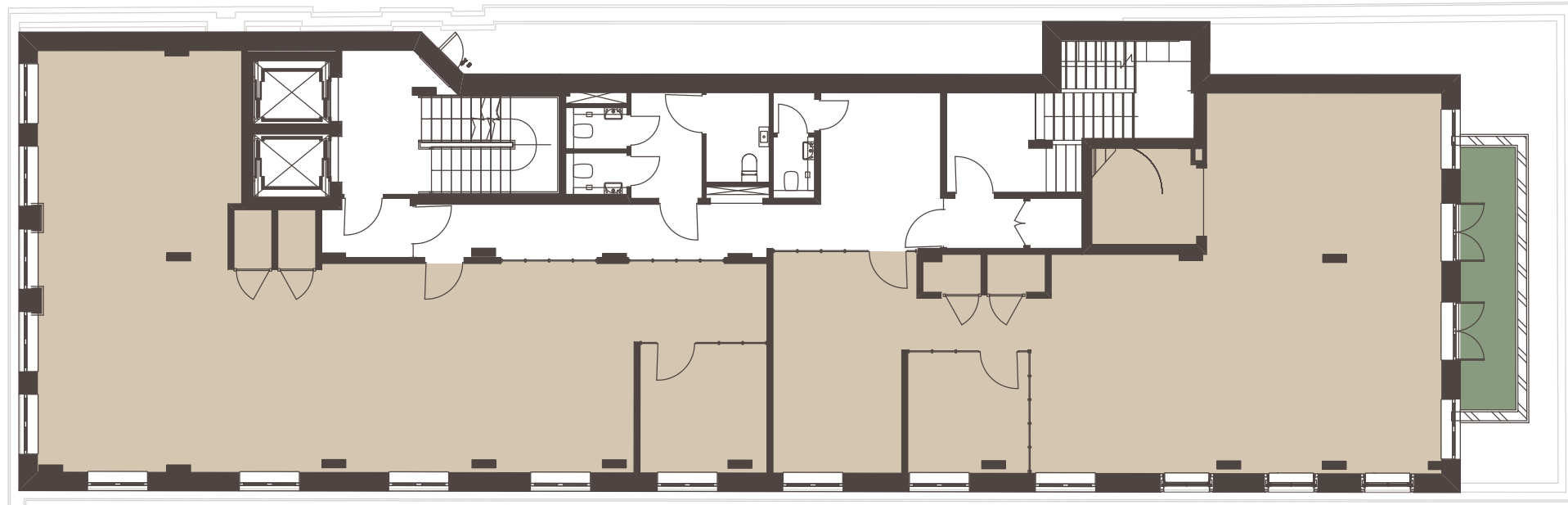




3RD FLOOR

3,239 SQ FT | 300.91

HOLLOWAY ROAD

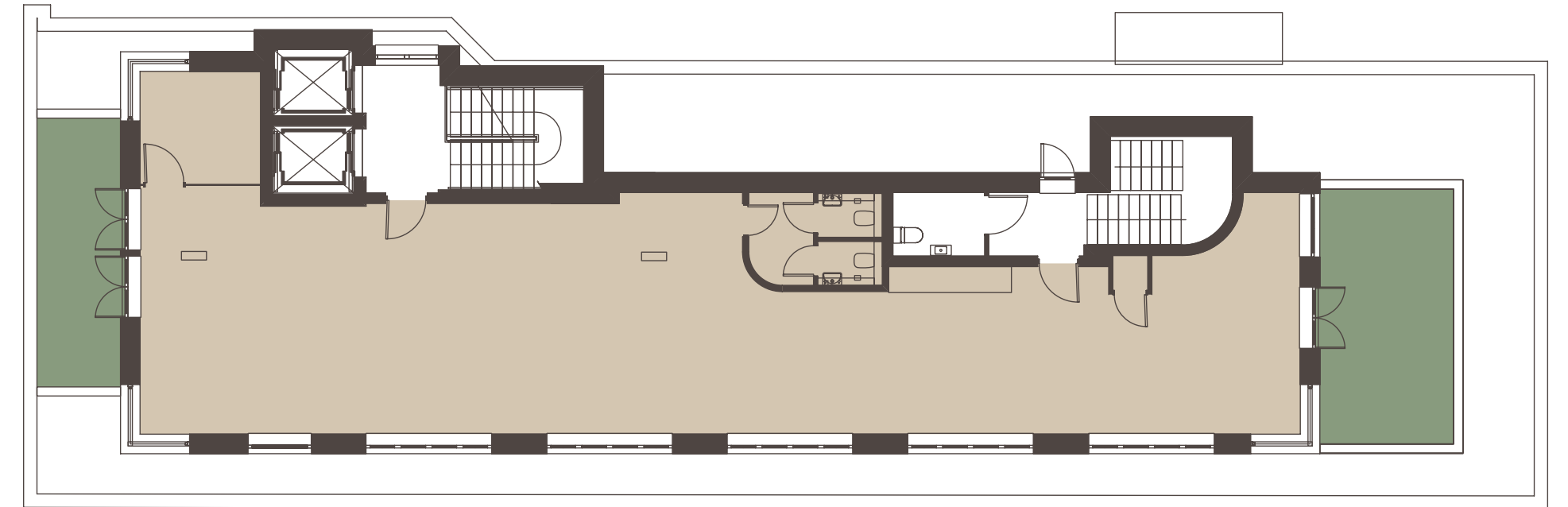


4TH FLOOR

1,722 SQ FT | 159.98 SQ M

TERRACE

HOLLOWAY ROAD

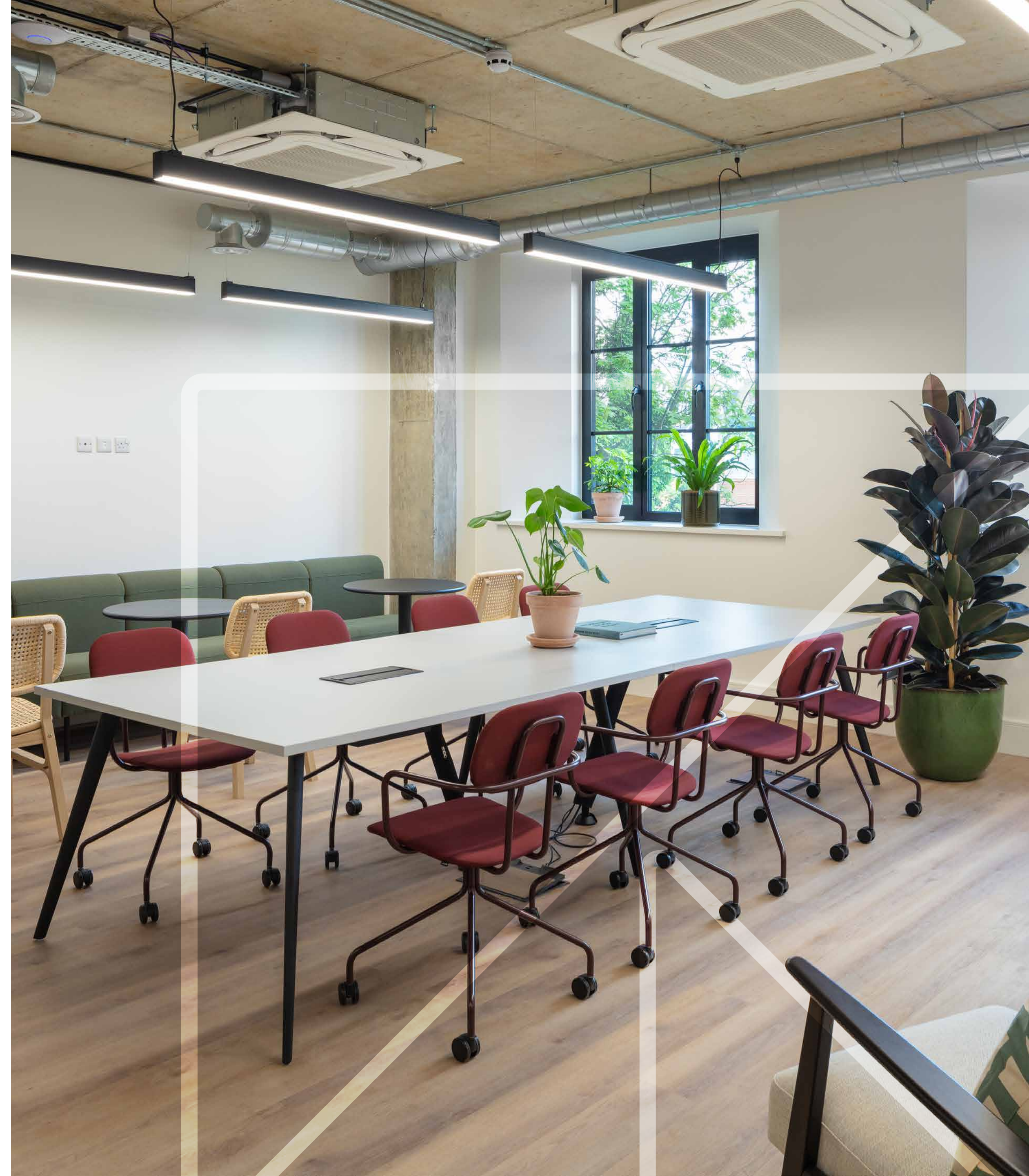




LOWER GROUND FLOOR

484 SQ FT | 44.96 SQ M

HOLLOWAY ROAD





THE STORY BEHIND THE NAME

During renovation, a time capsule was discovered beneath the floorboards containing a note from the original bricklayers dated 1903. One of them, J.H. Riley, inspired the building's name — a tribute to its heritage and craftsmanship.



FURTHER INFORMATION

PRICE

Upon application.

VIEWINGS

Strictly through the joint agents.

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Sint.

CAPITAL ALLOWANCES

Substantial Capital Allowances can be made available to a purchaser.

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Bruce.

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