

# Electric Works - Unit 42-43, Hornsey Street, Holloway, London, N7 8GR

## TO LET

Office / Industrial / D1 (Non Residential Institutions)

1,737 sq ft / 161.4 sq m

£25 per sq ft

# A newly refurbished and exciting E Class Warehouse/Storage space situated at the heart of North London



- Good natural light
- Free meeting room facility
- Up to 1GB High Speed Fibre available (10MB Free)
- Onsite commissionaire
- Secure bike storage & good loading facilities
- Open plan
- Slab - Slab height is approximately 3.8 metres
- Loading facility

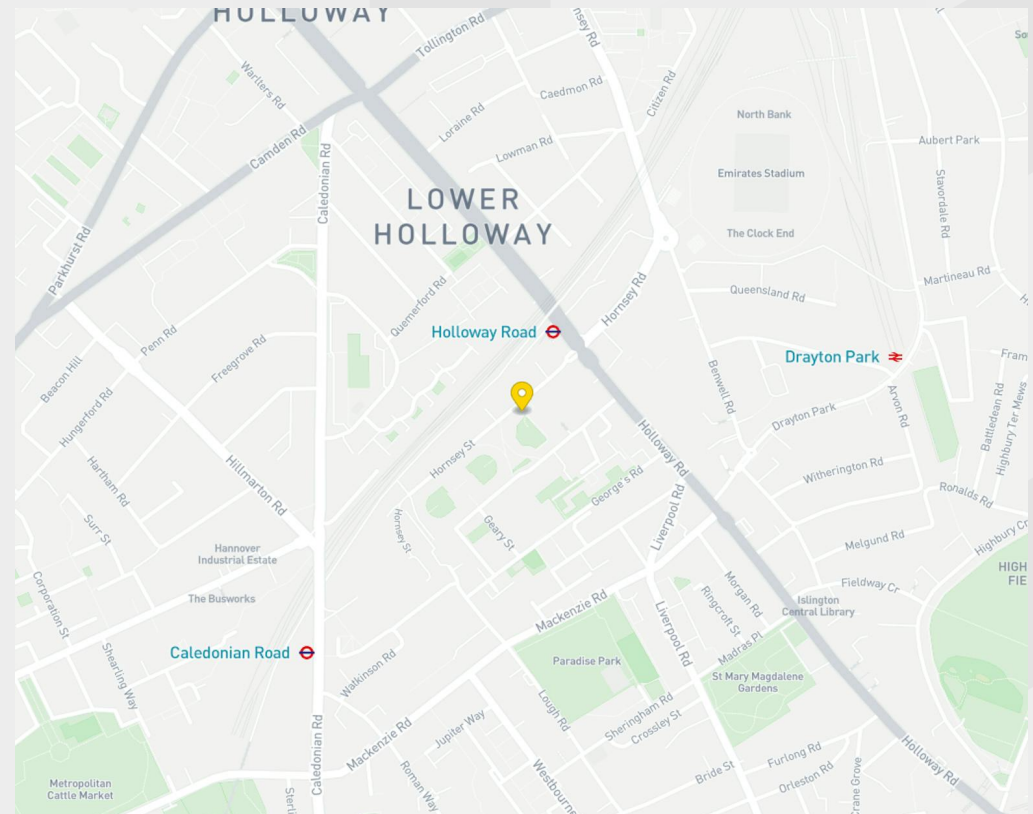


## Description

Studios is a new and exciting workspace and leisure development situated at the heart of North London's new cultural quarter in Islington. Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. This is a ground floor former print works with good natural light via floor to ceiling glazed frontage. The unit offers good loading facilities, high ceilings suitable for light industrial, warehouse, office and leisure use. This unit is currently in shell condition and the slab to slab height is approximately 3.8 metres.

## Location

The development is located just off Holloway Road at its junction with Hornsey Street and Eden Grove. Holloway Road & Caledonian Road (Piccadilly Line), Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) are within a close walking distance from this superb development. Numerous bus routes also service the immediate area.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 42-43	Office	1,737	161.37	£25	£13	£3.50	Available

### Tenure

New Lease

### EPC

D

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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