

PILCHER●LONDON

bespoke commercial property consultants

archway corner 800 holloway road london, n19

for rent / lease

3,300 sq ft

self contained 1st floor offices
benefiting from own entrance
within a new corner building with
impressive ceiling heights +
large windows



www.pilcher.london | 0207399 8600

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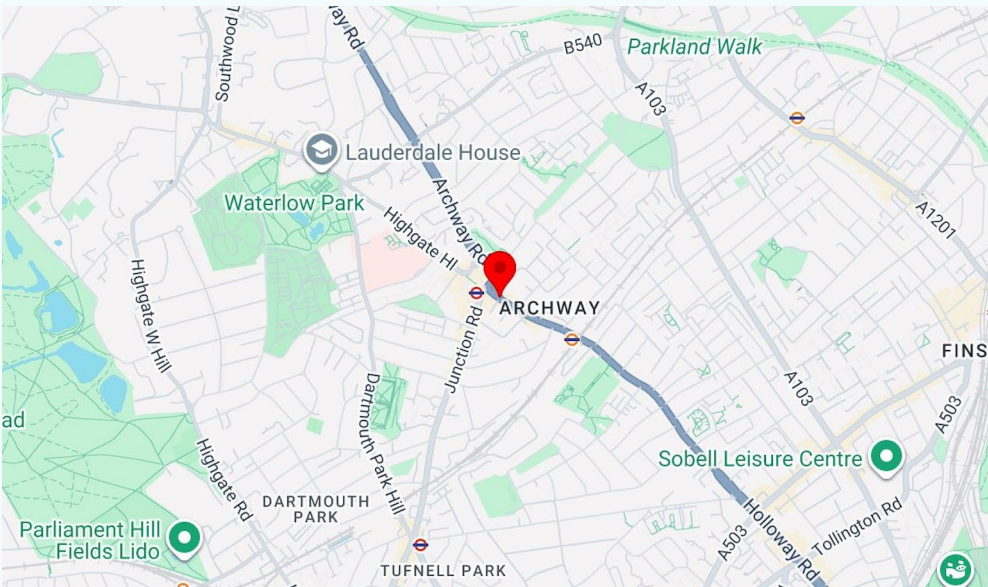


about

introducing a one-of-a-kind gem, a new, eye-catching corner building that boasts a modern design and spacious open-plan office spaces with impressive ceiling heights. step inside and be greeted by your own private entrance, leading to a bright and airy interior awash with natural light. the space exudes a sleek industrial vibe that permeates every inch of the magnificent 1st floor.

location

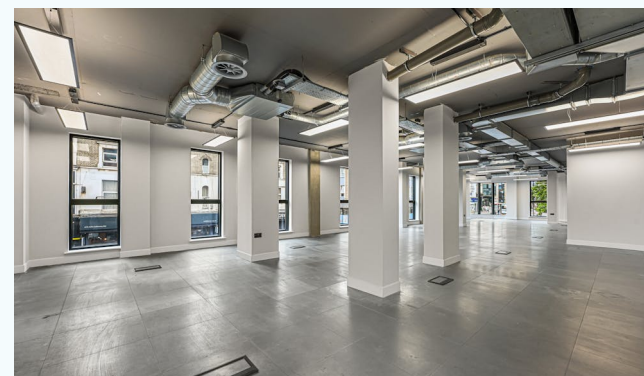
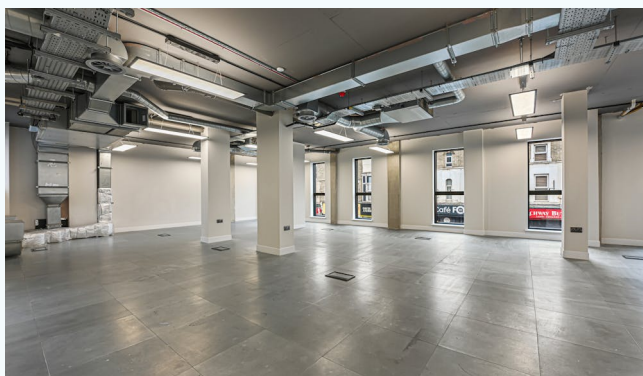
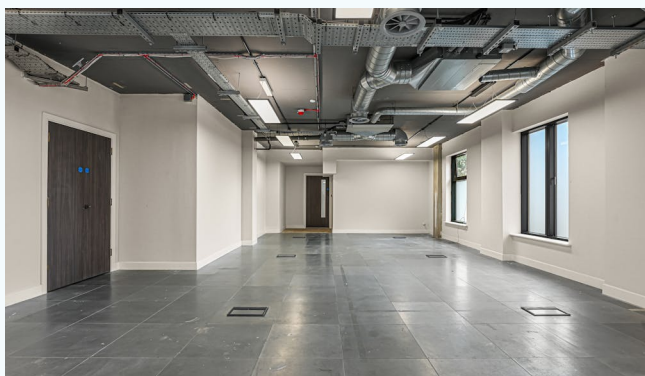
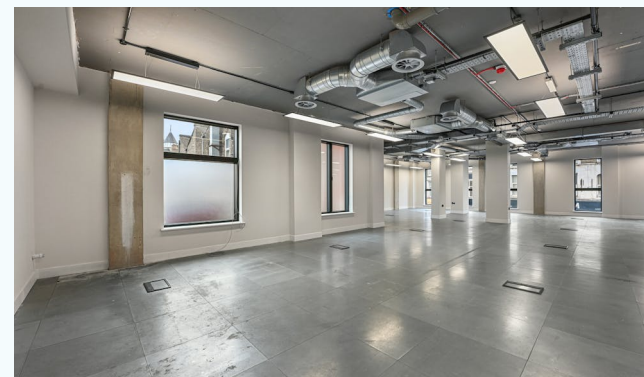
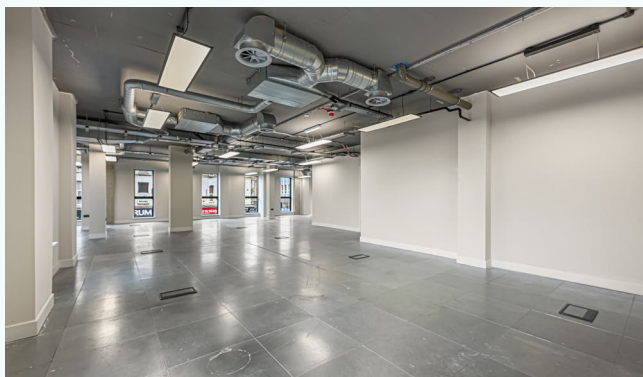
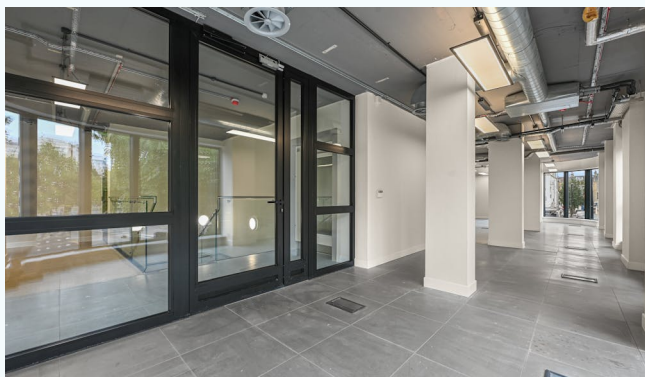
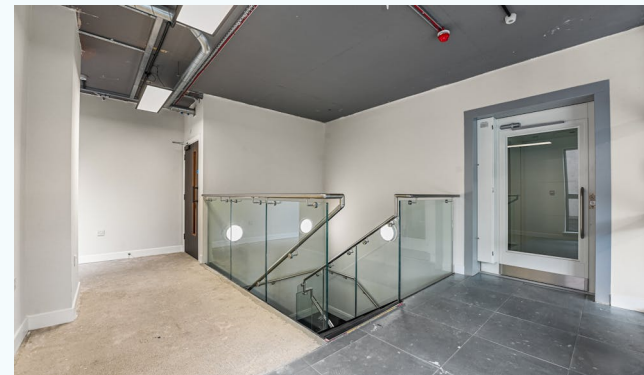
located across the road from archway station (northern line) and less than 5 minutes walk to upper holloway (overground) station.



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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
1st - self contained with its own entrance	3,000	278.71	available
ground - self contained entrance lobby	300	27.87	available
total	3,300	306.58	

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amenities

- brand new building
- self contained with its own front door
- exposed concrete high ceilings
- large windows with excellent natural light throughout
- exposed air conditioning
- industrial style space
- raised floors
- impressive reception lobby
- close to transport links
- bike storage
- passenger platform lift

financials

rent	£120,000 per annum
service charge	£4,700 per annum

legal fees

each party to bear their own costs

epc

a

vat

applicable

lease

new lease

possession

available immediately

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viewings & more information

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