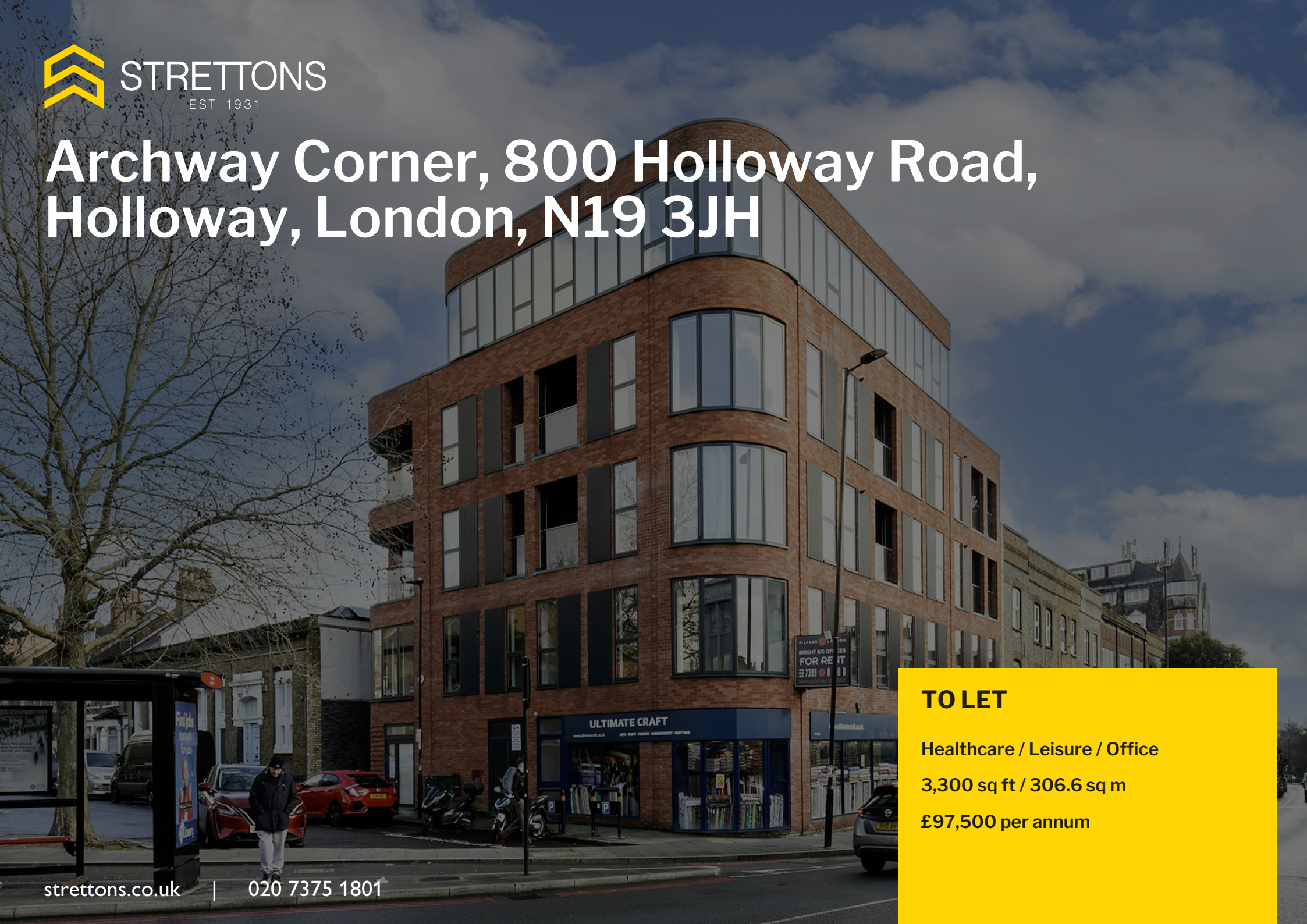


Archway Corner, 800 Holloway Road, Holloway, London, N19 3JH



TO LET

Healthcare / Leisure / Office

3,300 sq ft / 306.6 sq m

£97,500 per annum

Prominently located on Archway Corner. Self-contained first-floor offices with own private entrance, located within a modern corner building



- Exposed concrete high ceilings
- Large windows with excellent natural light
- Exposed air conditioning and Raised floors
- Ground floor reception area
- Bike storage
- Passenger platform lift
- DDA Lift and WC

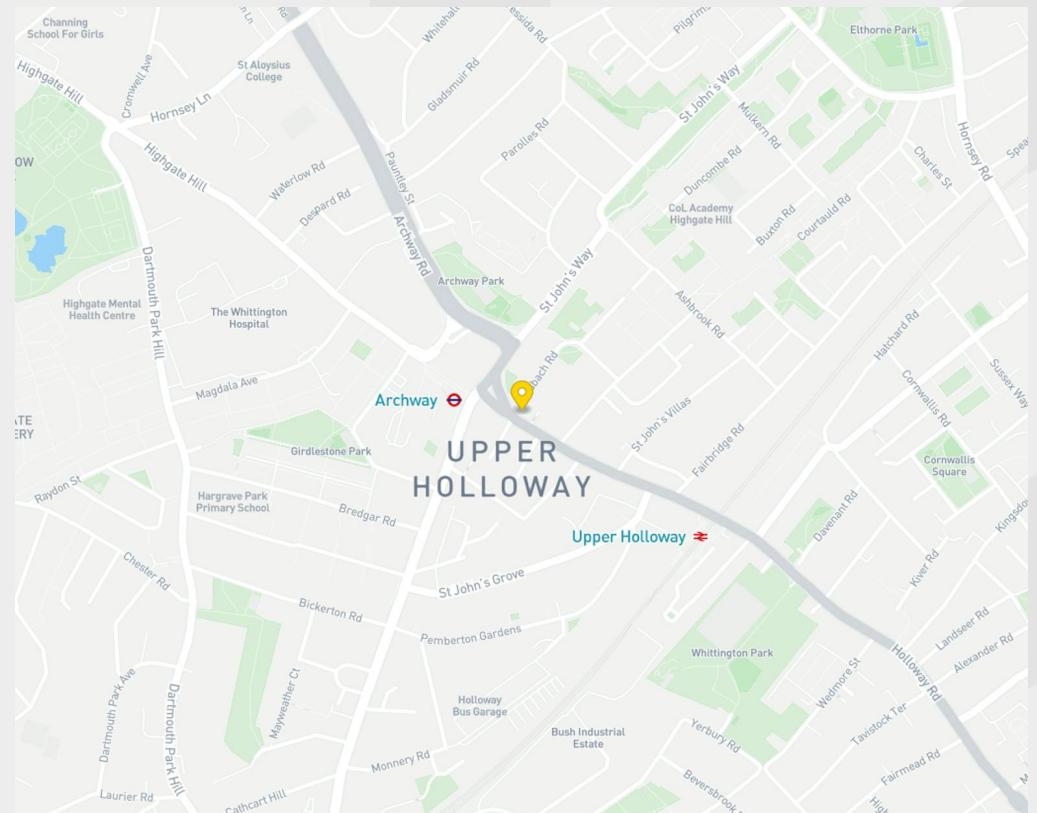


Description

A striking new corner building featuring modern design and expansive, open-plan office spaces with impressive ceiling heights. The first floor benefits from its own private ground floor entrance and is filled with natural light from large windows, creating a bright and inviting working environment. The space combines contemporary design with a subtle industrial character, providing a highly versatile E Class office setting suitable for medical and leisure uses.

Location

800 Holloway Road is positioned on Archway Corner, one of North London's principal thoroughfares, within the London Borough of Islington, close to the vibrant Archway area and local amenities. The property benefits from excellent transport links with Archway station opposite, Holloway Road Underground Station (Piccadilly Line) approximately a 10 minute walk away, Drayton Park rail station (Great Northern) is about a 10 minute walk, offering Great Northern services and numerous bus routes serve the area.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st - self contained with its own entrance	3,000	278.71	-	On Application	On Application	Available
Ground - self contained entrance lobby	300	27.87	-	On Application	On Application	Available
Unit - Total	3,300	306.58	£97,500 /annum	On Application	£4,700 /annum	Available

Tenure

New Lease

EPC

A

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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