

# Electric Works- Unit 2, Hornsey Street, London, N7 8GR

## TO LET

Class E Retail / Leisure / Healthcare /  
Office

578 sq ft / 53.7 sq m

£21,000 per annum

# Self-contained ground floor commercial unit in Electric Works, currently trading as a health food shop, available by lease assignment.



- Ground floor unit extending to 578 sq ft (53.7 sq m)
- Currently operating as a health food shop
- Assignment of a 10-year lease from 30 May 2024
- Tenant-only break option at 30 May 2027
- Prominent glazed frontage with electric roller shutters
- Excellent natural light in mostly open-plan layout
- Air conditioning and high-speed fibre availability (up to 1GB)

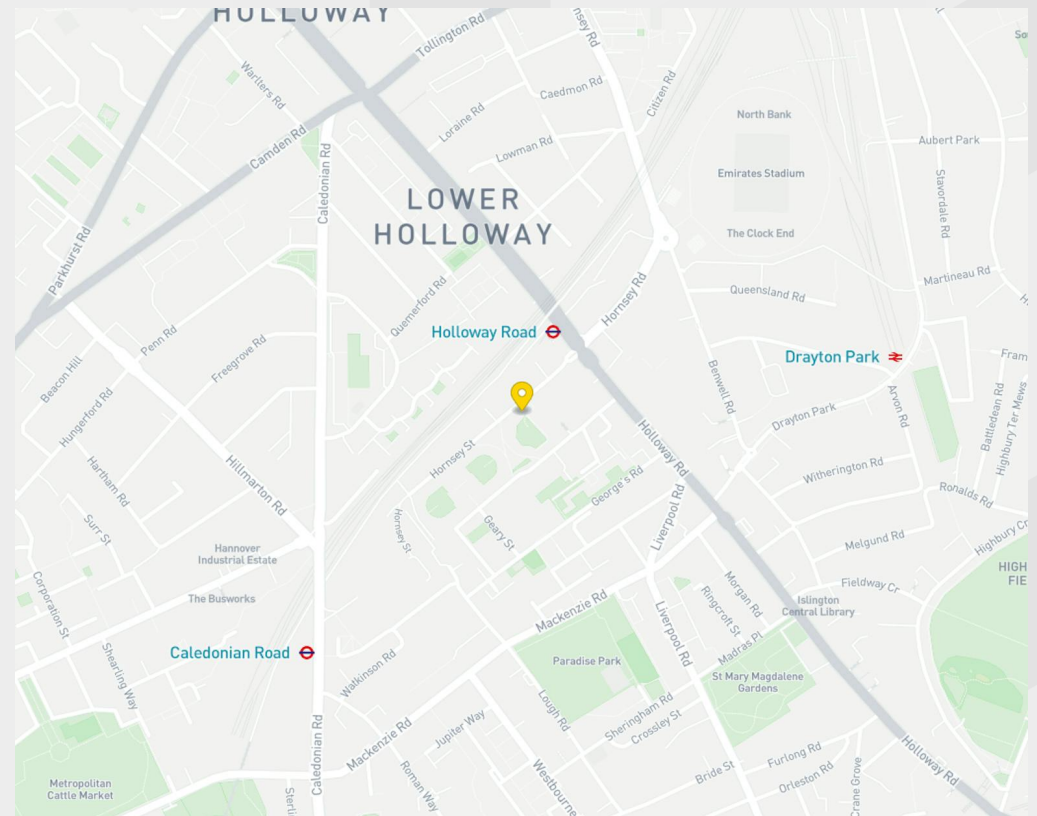


## Description

Unit 2 is a self-contained ground floor commercial unit within the Electric Works development, designed by Piers Gough. The space is predominantly open plan with excellent natural light, air conditioning, a glazed frontage with electric shutters, DDA WC and rear kitchenette. The unit is currently trading as a health food shop and is available by assignment of an existing lease.

## Location

Electric Works is located just off Holloway Road in Islington's established commercial and creative quarter. The property sits opposite Tesco Metro, currently operating as a health food shop, and benefits from strong transport links via Holloway Road, Caledonian Road, Finsbury Park and Highbury & Islington stations, as well as multiple bus routes.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Unit - 2	578	53.70	£36.66 /sq ft	£13 /sq ft	£3.50 /sq ft	£2,560.54	Available

### Tenure

Assignment

### EPC

E

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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