

413-415 Holloway Road, Holloway, N7 6HJ



TO LET

Class E Retail / Leisure

2,294 to 4,520 sq ft / 213.1 to 419.9 sq m

£90,000 per annum or could be let separately

A very prominent quadruple fronted Class E space with rear access. Nearby occupiers include Odeon Luxe, B&Q, NatWest & Iceland.



- Quadruple width frontage on busy arterial road into Central London
- Rear access for loading/unloading and demised parking
- Corner and return frontage to Tuffnell Park Road
- Proximity to several national occupiers, including B&Q, NatWest, Odeon Luxe, Three Mobile, Holland & Barrett, The Works and more
- Good arterial road connections for servicing to A1, A10 and A406 as well as M1

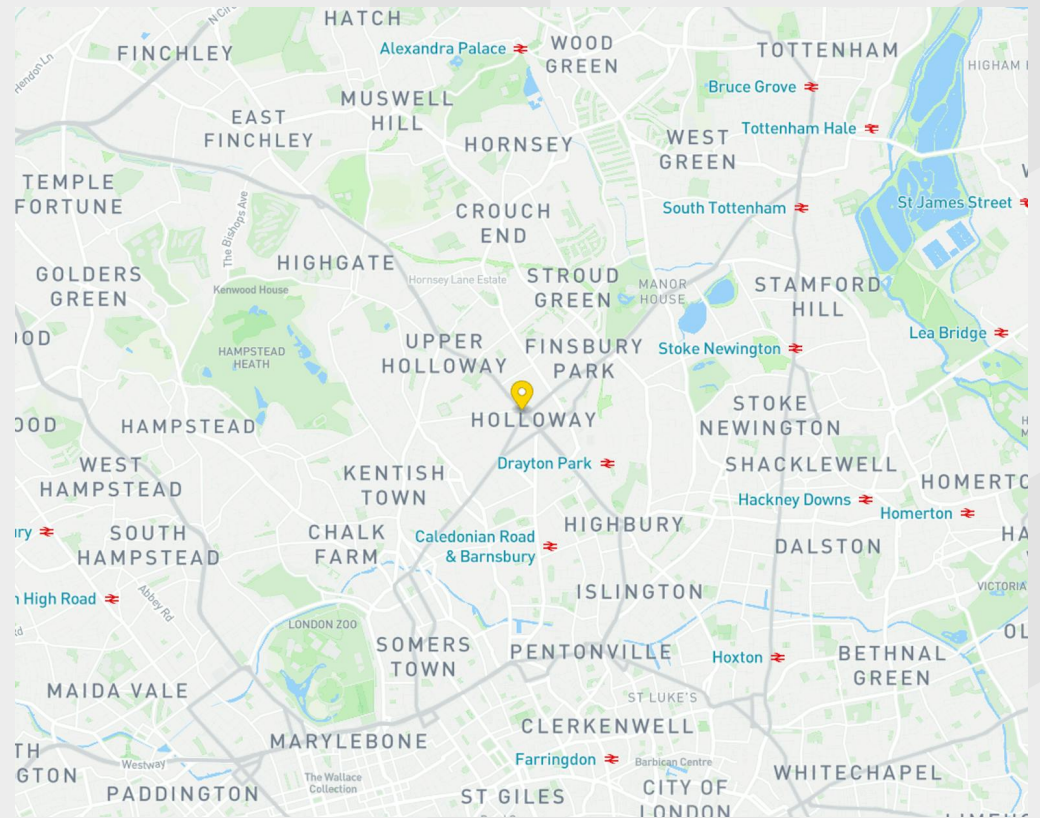


Description

The property occupies a quadruple width frontage on Holloway Road at the junction with Tufnell Park Road. This arterial route into Central London benefits from several recognised national occupiers including, B&Q, NatWest, Odeon Luxe, Three Mobile, Holland & Barrett, The Works, Iceland and more, as well as many independent coffee shops, eateries and bars. Close proximity to Emirates Stadium and London Metropolitan University provide high concentrated footfall in a busy commercial district.

Location

Situated on the west side of the street, the property is extremely well placed for road servicing connections via the A1, A10 and A406 (North Circular Road) as well as the M1. Holloway Road tube station is within 11 minutes walk from the property, providing Piccadilly Line connections to Kings Cross in 4 minutes. There are also Overground connections via Upper Holloway station.



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable
Ground - 413	2,294	213.12	£18,037.50 /annum
Ground - 415	2,226	206.80	£28,305 /annum
Total	4,520	419.92	

Tenure

New Lease

or could be let separately

EPC

B (40)

VAT

Not applicable

Configuration

Upon enquiry

Contacts

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Jamie Smith
07870 850 097
jamie.smith@strettons.co.uk



Further Information

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