

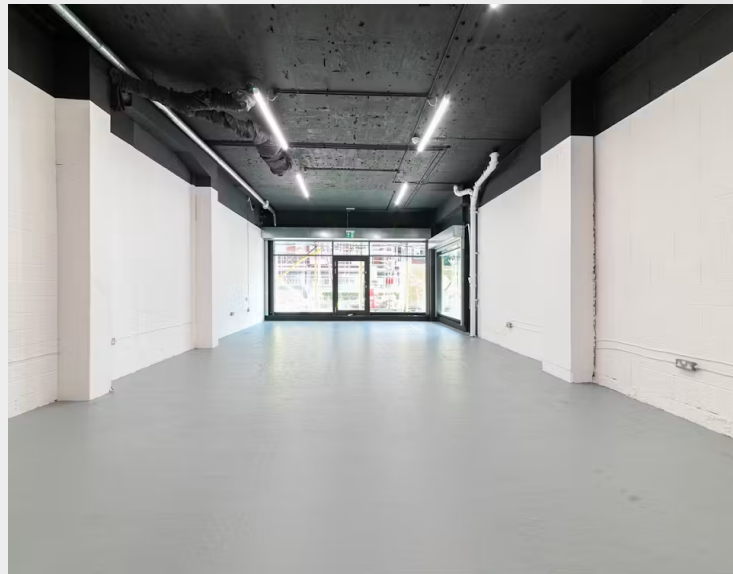


Electric Works - Unit 32, Hornsey Street, Islington, London, N7 8GR

Leisure, Office, Retail To Let | £30 per sq ft | 982 sq ft

020 8520 9911
www.strettons.co.uk

Creative E Class Unit Within a Vibrant Hub In a Private Gated Courtyard



- Concrete floors and high ceilings
- Newly decorated
- Air conditioning
- DDA WC
- Electric shutters
- Up to 1GB high speed fibre available (10MB Free)
- Car parking via separate arrangement
- Onsite commissionaire
- Additional meeting facilities
- Available secure bike storage

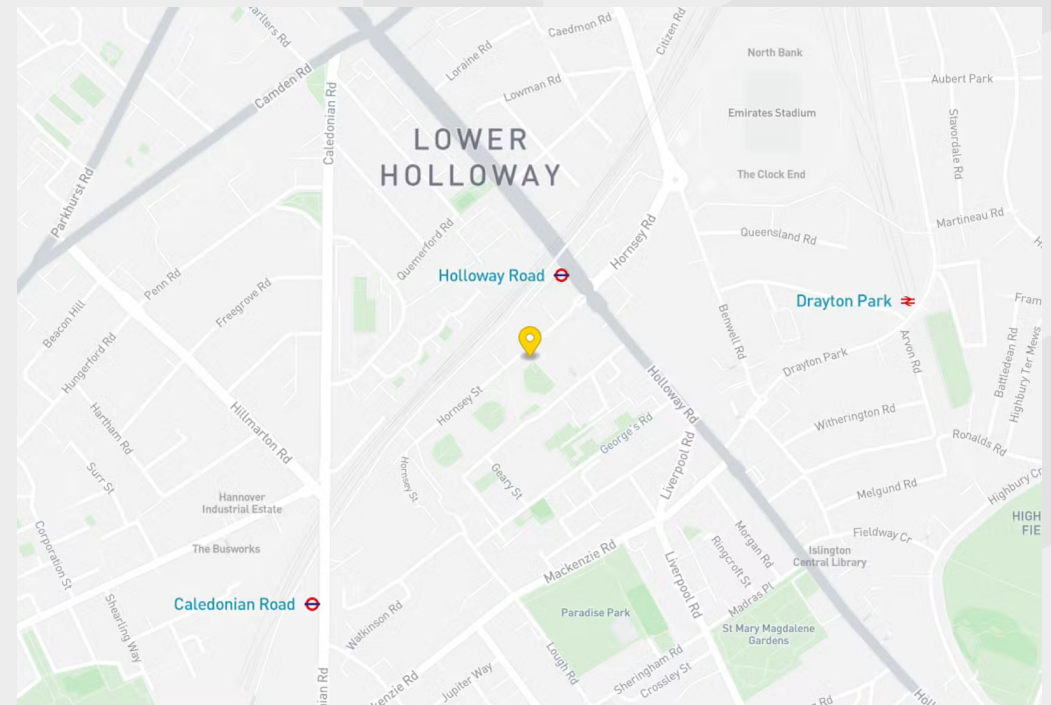


Description

A newly decorated ground floor unit set in a gated courtyard which benefits from air conditioning and air flow, great natural light, a kitchen, WC and DDA WC. The unit is mainly open plan with high ceilings, with all uses falling within E class use.

Location

Electric Works is a new and exciting workspace and leisure development situated at the heart of North London's new cultural quarter in Islington. The development is located just off Holloway Road. Holloway Road & Caledonian Road (Piccadilly Line), Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) are within a close walking distance. Numerous bus routes also service the immediate area.



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Availability
Unit - 32	982	91.23	£30	£13	£3.50	£2,455	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information
[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 28/07/2026