

# Electric Works - Unit 25, Hornsey Street, Islington, London, N7 8GR

**TO LET**

Healthcare / Leisure / Office

994 sq ft / 92.4 sq m

£35 per sq ft

# Creative E Class Office/Medical Unit within a vibrant hub in a private gated courtyard



- Electric Shutters
- Air Conditioning
- Great Courtyard Setting
- Excellent Natural Light
- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage
- Car Parking Available via Separate Arrangement

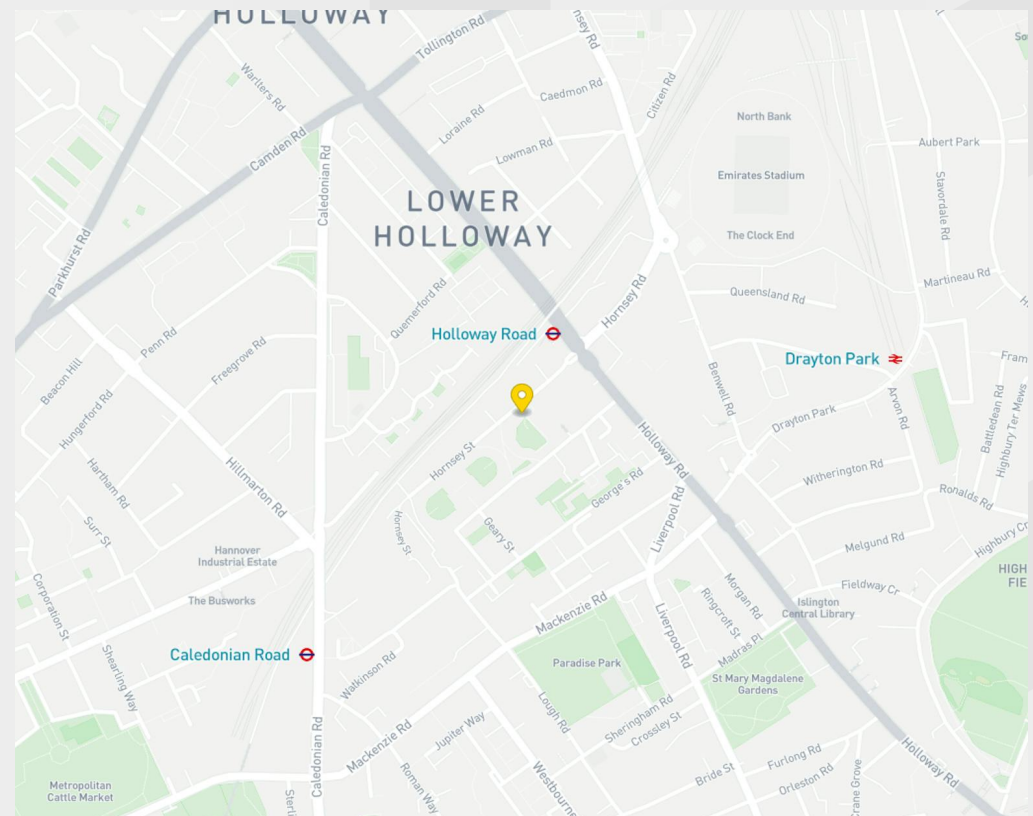


## Description

A newly decorated, ground floor unit located in a gated courtyard with dual access from both Eden Grove and Hornsey Street. The unit benefits from a glazed frontage with electric roller shutters, air conditioning, good decorative order, good natural light as well as a WC and kitchen area. The development comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough.

## 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

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Unit - 25	994	92.35	£35	£13	£3.50	£4,265.92	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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