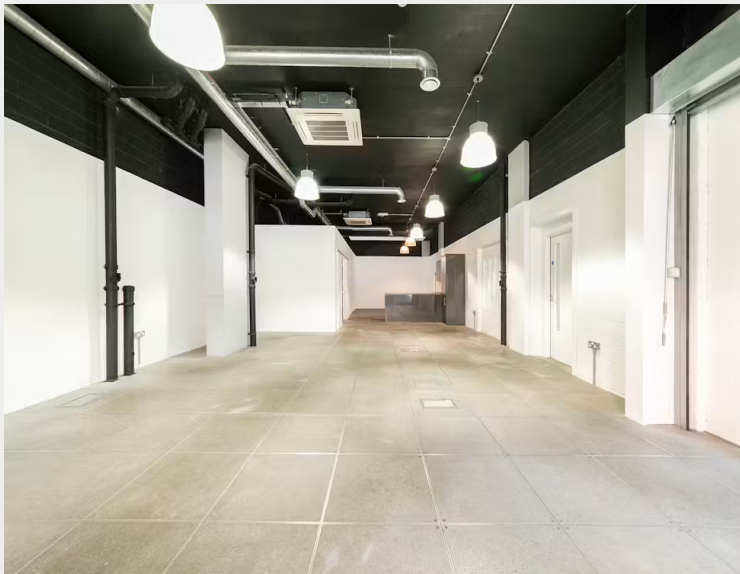


**Electric Works - Unit 28, Hornsey Street, Islington, London, N7  
8GR**

Leisure, Office, Retail To Let | £35 per sq ft | 1,037 sq ft

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



- Ground floor
- High ceilings
- Air conditioning
- Kitchen and WC
- Electric security shutters
- Up to 1GB high speed fibre available (10MB free)
- Onsite commissioner
- Additional meeting facilities
- Available secure bike storage
- Car parking via separate arrangement

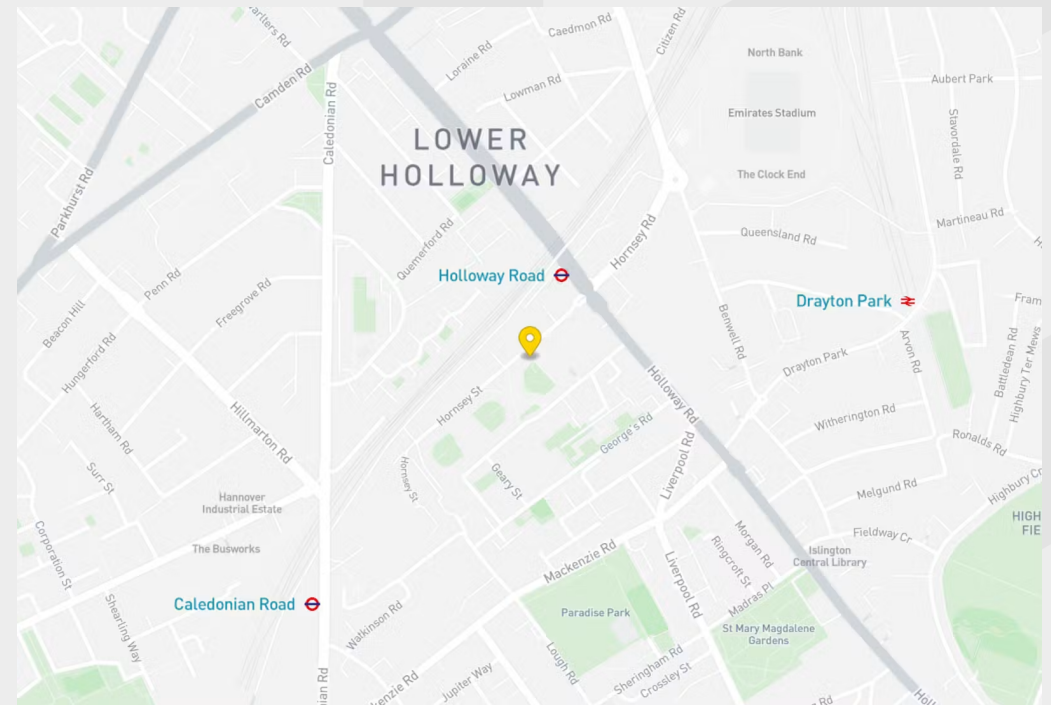


## Description

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 - 28 | 918   | 85.28 | £35          | £13                   | £3.50                  | £2,677.50    | Available    |

## Tenure

New Lease

## EPC

Has been commissioned

## VAT

Applicable

## Configuration

Not Fitted

## Contacts

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Further Information  
[View on Website](#)

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