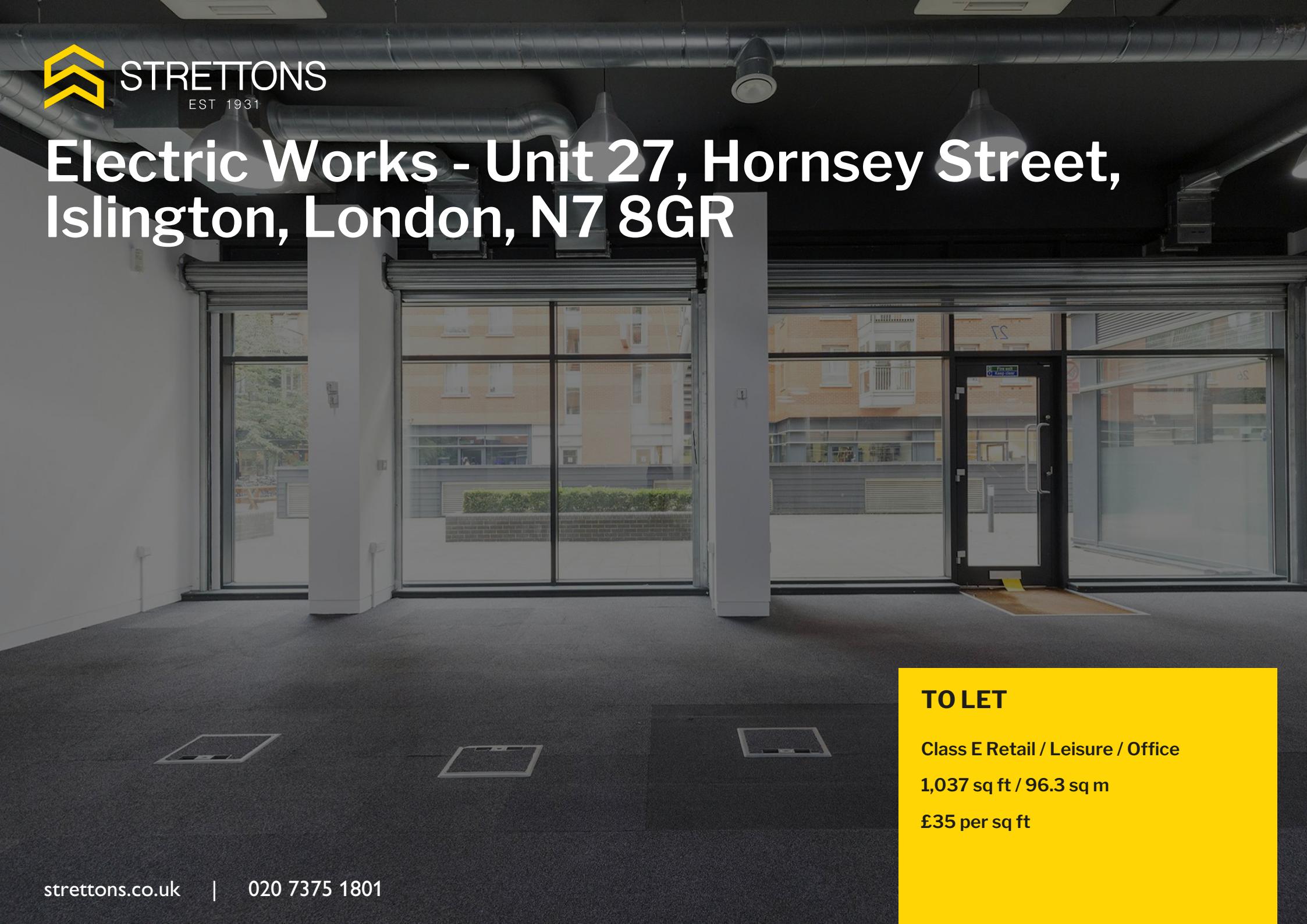


# Electric Works - Unit 27, Hornsey Street, Islington, London, N7 8GR



## TO LET

Class E Retail / Leisure / Office

1,037 sq ft / 96.3 sq m

£35 per sq ft

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



- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage
- Car Parking Available via Separate Arrangement

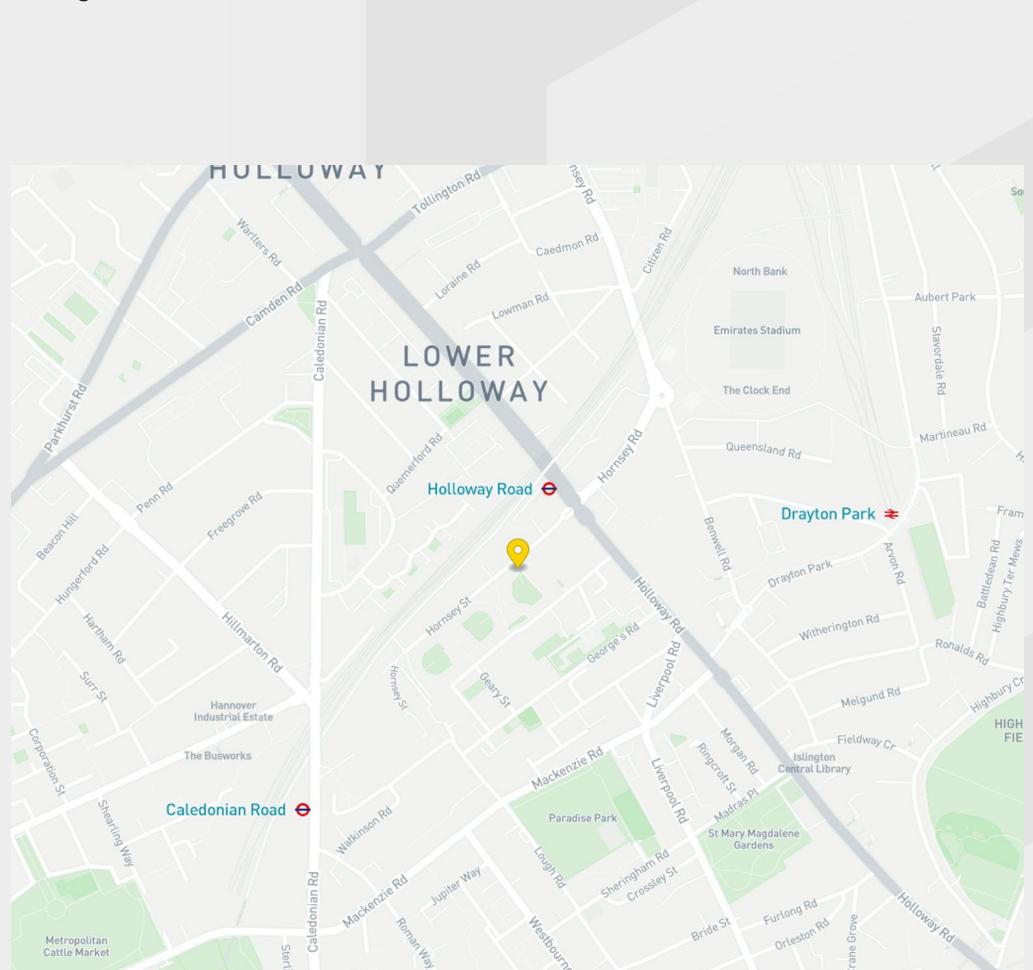


## Description

A newly decorated ground floor unit 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

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Availability
Unit - 27	1,037	96.34	£35	£13	£3.50	£3,024.58	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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

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



### Further Information

[View on Website](#)

Strettonts 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 clients. 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. They 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 03/04/2025