



AVAILABLE - TO LET

CREATIVE OFFICES WITHIN A VIBRANT HUB

UNITS 12 & 13, STUDIOS HOLLOWAY, HORNSEY STREET, LONDON N7

8GR

Office

For Rent, 2,303 Sq Ft £35.00 Per Sq Ft

All enquiries to

020 7375 1801

strettons.co.uk



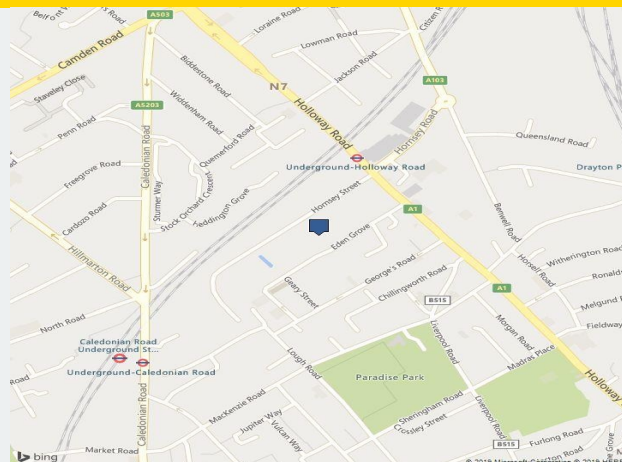
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The Studios is a new and exciting workspace and leisure development situated at the heart of North London's new cultural quarter in Islington. The development is located just off Holloway Road at its junction with Hornsey Street and Eden Grove. Holloway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

Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces.

There are various different units available ranging from 617 sq ft to 9,098 sq ft.

Highlights

- Excellent Natural Light
- Air Conditioning
- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage

Rent	£35.00 Per Sq Ft
Business Rates (Est)	£13.00 Per Sq Ft
Building type	Office
Service Charge (Est)	£2.50 Per Sq Ft
EPC Rating	Band D

Floor	Size Sq Ft	Status
Units 12 & 13	2,303	AVAILABLE - To Let
Total Internal Area	2,303	

Contact us

Strettons

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