

Prime Location  
-  
Newly Refurbished



# ISLINGTON STUDIOS

159-163 Marlborough Rd, London N19 4NF





## LEASE TERM

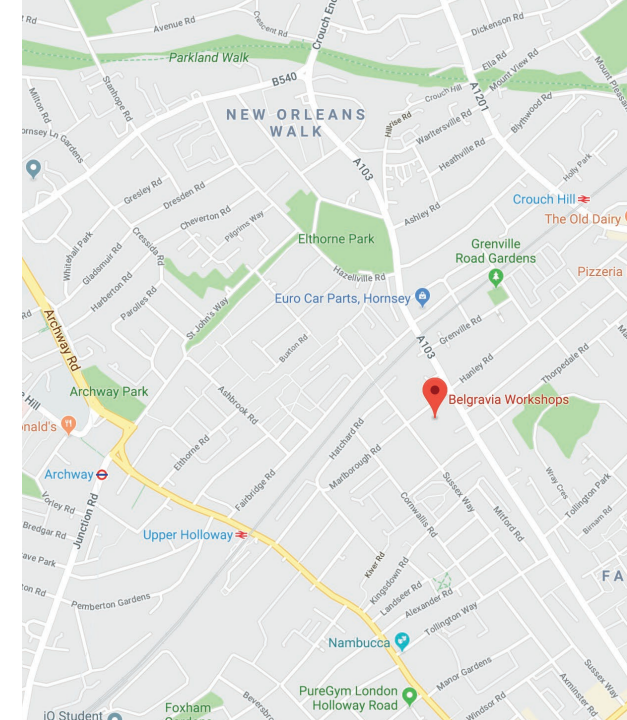
Available by way of new leases direct from the Landlord.

## DESCRIPTION

Located moments away from Archway and Upper Holloway stations, Islington Studios offers you the chance to become one of the first tenants following the exciting redevelopment. Designed with a view to incorporate a good tenant mix, this creative hub is an exemplar of modern working space. All units have been recently refurbished with LED lighting and a mixture of either modern bolon floors or wide board wooden flooring. The development incorporates a fantastic communal courtyard, fully licensed restaurant/cafe, showers and bicycle storage, and an onsite gym. All units offer fantastic natural light, air conditioning, and are in Plug & Play state, with fibre and perimeter trunking already in place. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

## AMENITIES

- Newly refurbished
- New Daikin air conditioning
- Central heating
- Perimeter trunking
- Drop down strip LED lighting
- Modern bolon (Lower floors) or wide board wooden (Upper floors) flooring
- Fitted kitchenette
- Cycle racks
- Showers
- Lift
- Car parking
- Communal courtyard
- Fitted options available
- Onsite gym (Available soon)
- Onsite licensed restaurant



## CONTACT

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## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1.F	1085	POA	TBC	£6.00	POA	Available
3.F	1087	POA	TBC	£6.00	POA	Available
G.1	567	POA	TBC	£6.00	POA	Available
G.11	264	POA	TBC	£6.00	POA	Available
G.12	286	POA	TBC	£6.00	POA	Available
G.14	554	POA	TBC	£6.00	POA	Available
G.16	561	POA	TBC	£6.00	POA	Available
G.17	531	POA	TBC	£6.00	POA	Available
G.20	616	POA	TBC	£6.00	POA	Available
G.3	583	POA	TBC	£6.00	POA	Available
G.4	577	POA	TBC	£6.00	POA	Available
G.8	1170	POA	TBC	£6.00	POA	Available
G.9	814	POA	TBC	£6.00	POA	Available
G.F	604	POA	TBC	£6.00	POA	Available
U.5	575	POA	TBC	£6.00	POA	Available
U1.3	284	POA	TBC	£6.00	POA	Available
U1.5	282	POA	TBC	£6.00	POA	Available
U1.6	569	POA	TBC	£6.00	POA	Available

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
U1.7	672	POA	TBC	£6.00	POA	Available
U1.8	892	POA	TBC	£6.00	POA	Available
U2.2	286	POA	TBC	£6.00	POA	Available
U2.8	535	POA	TBC	£6.00	POA	Available
U2.F	1588	POA	TBC	£6.00	POA	Available
U3.1	258	POA	TBC	£6.00	POA	Available
U3.4	890	POA	TBC	£6.00	POA	Available
U3.5	1344	POA	TBC	£6.00	POA	Available
U3.6	893	POA	TBC	£6.00	POA	Available
U4.3	565	POA	TBC	£6.00	POA	Available
U4.4	587	POA	TBC	£6.00	POA	Available