



AVAILABLE TO LET

Gainsborough Studios, Poole St, N1

1 Poole Street, London N1 5EB



Leisure for rent, 6,700 sq ft, £22.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/39015-gainsborough-studios-poole-st-n1-1-poole-street>

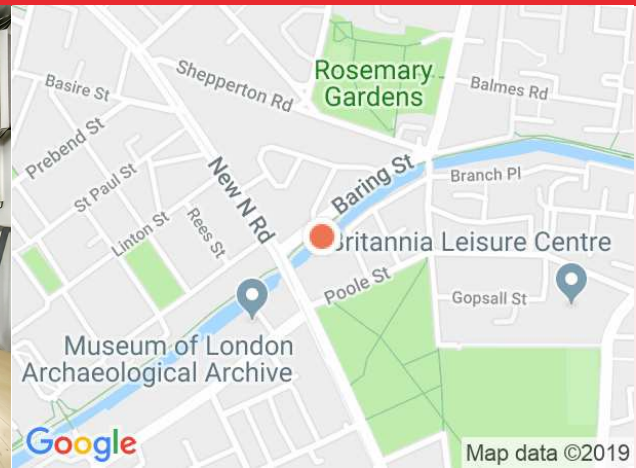
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Former gym premises to let with onsite café, fronting the Regents Canal

Located on the ground floor of the Gainsborough Studios development accessed via the Regents Canal towpath. Gainsborough Studios is a mixed use development with over 250 residential apartments and 500 commercial tenants, located adjacent to Shoreditch Park and a short walk to Old Street station. Other occupiers in the area include Co-op, Canonbury Yard business centre,

The premises comprise a former gym premises located on one level which benefits from natural light to the front and good ceiling height throughout. The front section of the premises are currently configured as onsite café with kitchen facilities and overlook the canal with the added benefit of a decked terrace which can be used for seating, by separate licence.

The remainder of the premises are formed of 3 studios, male and female changing rooms with showers, sauna's and steam rooms. Two treatment rooms, staff rooms. There is loading and parking available and the premises have full D2 use.

Highlights

- Onsite café with kitchen facilities
- 3 studios
- Male and Female changing rooms
- Showers
- Saunas
- Steam rooms
- Loading and parking available
- Units can be split to provide approx. 2,700 sq ft each
- Access Hours: 6:30am – 10:30pm Monday to Saturday and 8am – 10pm on Sunday

Property details

Rent	£22.50 psf
Est. rates payable	£3.39 psf
Building type	Leisure
Size	6,700 Sq ft

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Status
Ground Floor	6,700	£22.50	£3.39	£173,463.00	Available

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-39015

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