

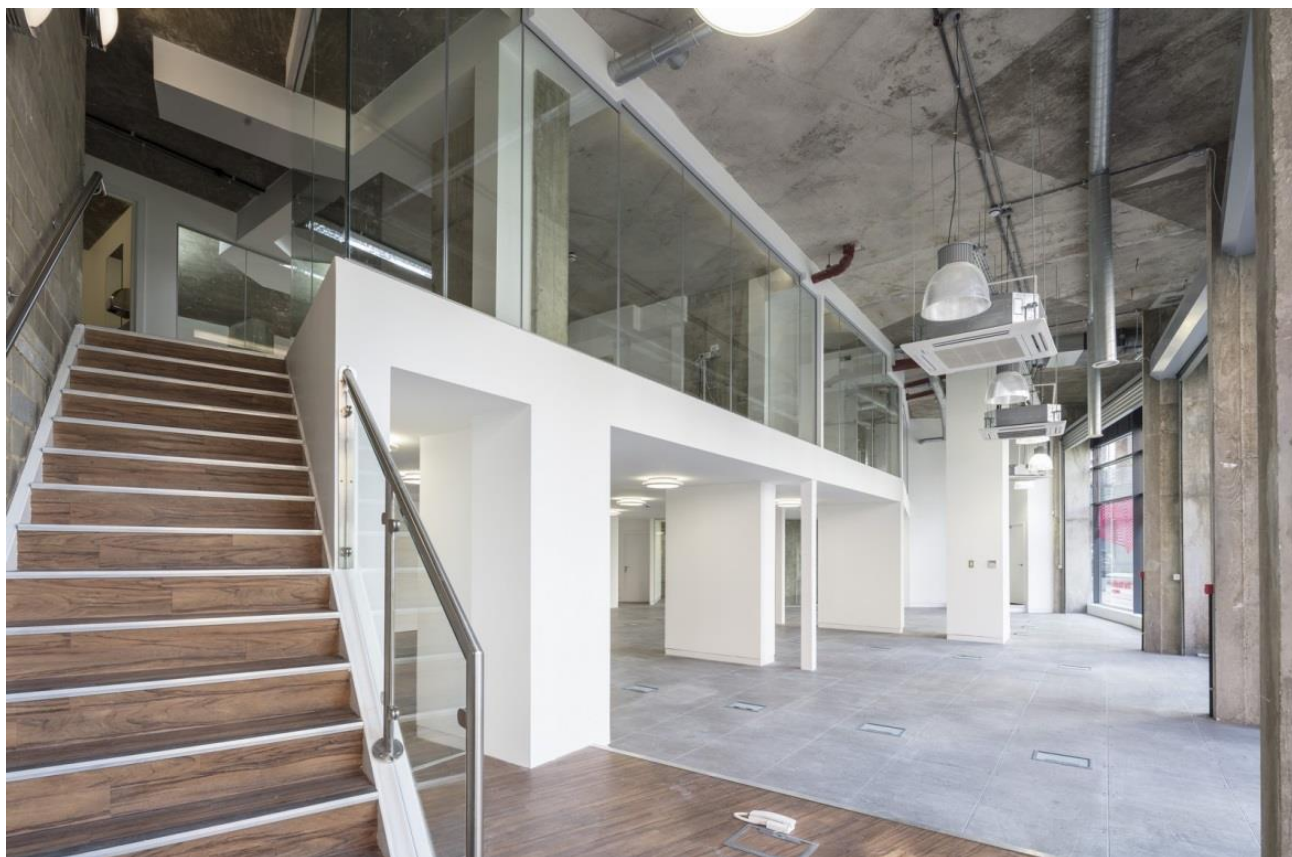
TO LET

“STUDIOS HOLLOWAY”

CREATIVE OFFICES WITHIN A VIBRANT HUB

VARIOUS SPACES AVAILABLE

STUDIOS HOLLOWAY, HORNSEY STREET, LONDON, N7 8GR
377 – 9,721 SQ. FT (35 – 903.11 SQ. M)



LOCATION

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.

DESCRIPTION

Comprises a modern expansive development of several blocks designed by international acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. The units benefit from:

- Excellent natural light
- High ceilings
- Air-conditioning
- Fully accessible raised floors in "Tec-crete"
- Up to 1GB high speed fibre available (10MB free)
- Self-contained male & female WCs
- Onsite commissionaire
- Additional meeting facilities available
- Secure bike storage
- Car parking available via separate arrangement
- Kitchenette
- Attractive lighting

There are yoga studios, a gym, Tescos, Cafés and all high street facilities of Holloway Road within walking distance. Pret A Manger are now trading in their new store at 271 Holloway Road and Franca Manca are due to open on soon next door.

ACCOMMODATION

All measurements are approximate net internal areas and rentals are exclusive of service charge, business rates and VAT:

UNITS	SIZE	RENTAL (£)
UNIT 3A	377 sq. ft. (35 Sq.M)	13,195
UNIT 4	1,183 sq. ft. (110 Sq.M)	41,405
UNITS 5 & 6	2,762 sq. ft. (256.60 Sq.M)	96,670
UNIT 7	1,447 sq. ft. (134.43 Sq.M)	50,645
UNITS 12 & 13	2,303 sq. ft. (214 Sq.M)	80,605
UNIT 23	1,232 sq. ft. (114.45 Sq.M)	43,120
UNIT 29B	417 sq. ft. (38.74 Sq.M)	18,765

BUSINESS RATES

All interested parties should make their own enquiries with The London Borough of Islington. Approximate rates payable are £13.00 per Sq. Ft.

SERVICE CHARGE

Service charge is approximately £2.50 per Sq. Ft.

TERMS

The units are available on full repairing and insuring leases. Terms to be agreed subject to periodic rent reviews.

EPC

Available on request.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment with Joint Sole agents:

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