

BILLIARDS FACTORY

N7

443-449 Holloway Road

Gallery

Refurbished Warehouse Style Offices

Up to 23,000 sq ft

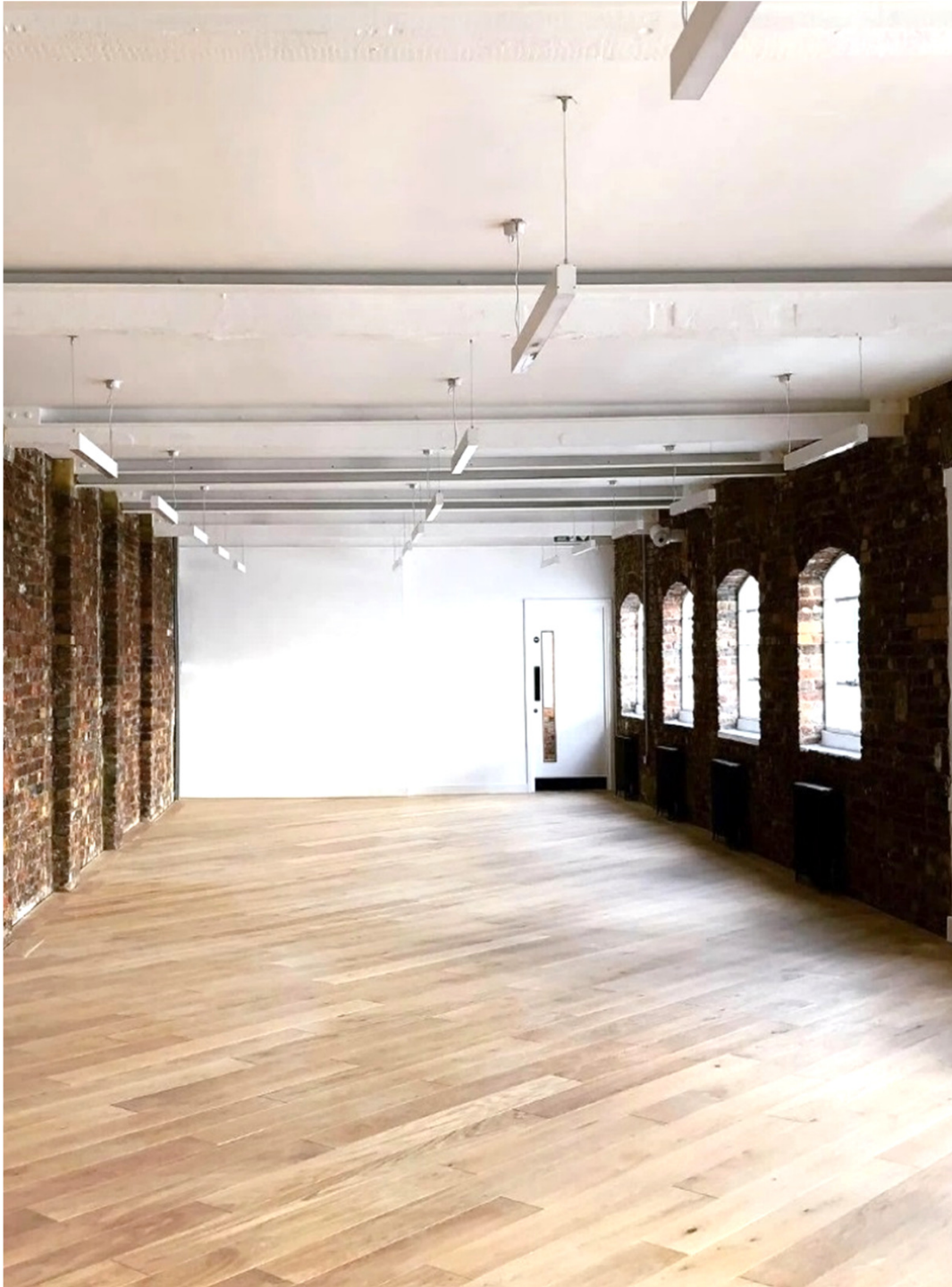
Available To Let



The former factory will have a gated entrance with public café and newly landscaped public realm to create an inviting arrival



Original features have been retained
alongside modern finishes to create
bright characterful space



Column less floorplates allow for efficient open plan occupancy



A secure private courtyard will
create a hub of activity away from
the workplace

AVAILABLE NOW . . .

	Gatehouse	Link	Mews Building	Floor area (sq ft)
2	1,186	<i>Terrace</i>	1,488	2,674
1	973	577	1,442	2,992
G	317	568	1,531	2,416
Total	2,476	1,145	4,460	8,082

READY Q1 2019 . . .

Warehouse

2

4,894

1

5,694

G

4,243

Total

14,831

TERMS :

Lease - New lease available direct from the landlord for a term by arrangement

Rent - £39.50 psf

Rates - £TBC on completion of works

Service Charge - £TBC



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