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**EDWARD CHARLES
& PARTNERS** W 1
CHARTERED SURVEYORS

BILLIARDS FACTORY | 433-449 HOLLOWAY ROAD CAMDEN | NW7

REFURBISHED WAREHOUSE STYLE OFFICES

Up To 23,000 Sq Ft Available



Location

The building is located on the western side of Holloway Road equidistant between Holloway Road (Piccadilly Line) and Archway (Northern Line) tube stations. Holloway Road benefits from a plethora of shops, cafes and restaurants.

Description

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.

Accommodation & Outgoings

	Gatehouse	Link	Mews Building	Floor Area (sq ft)	Rent (psf)	Rates (est)	SC (psf)	Status
2 nd	1,186	Terrace	1,488	2,674	£39.50	£TBC psf	£TBC	Available Now
1 st	973	577	1,442	2,992				
Ground	317	568	1,531	2,416				
Total	2,476	1,145	4,460	8,082				

	Warehouse	Rent (psf)	Rates (est)	SC (psf)	Status
2 nd	4,894	£39.50	£TBC psf	£TBC	Q1 2019
1 st	5,694				
Ground	4,243				
Total	14,831				

Amenities/Specification

* Engineered wood flooring
* Onsite café
* Gated development

* Central heating
* Terrace
* Exposed brickwork

* Fibre connectivity
* Showers
* Bicycle parking

Lease

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

EPC Rating

TBC.

Viewings

Strictly by appointment through joint letting agents:

Edward Charles & Partners
020 7009 2300

Jamie Shuttle
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Sean Cunningham
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Katie Dart
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Joint Agent – Ingleby Trice
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