



## AVAILABLE - TO LET

STUDIOS HOLLOWAY, HORNSEY STREET, LONDON, N7 8GR

Office

For Rent, 617 - 9,098 Sq Ft £35.00 Per Sq Ft

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**

EST 1931



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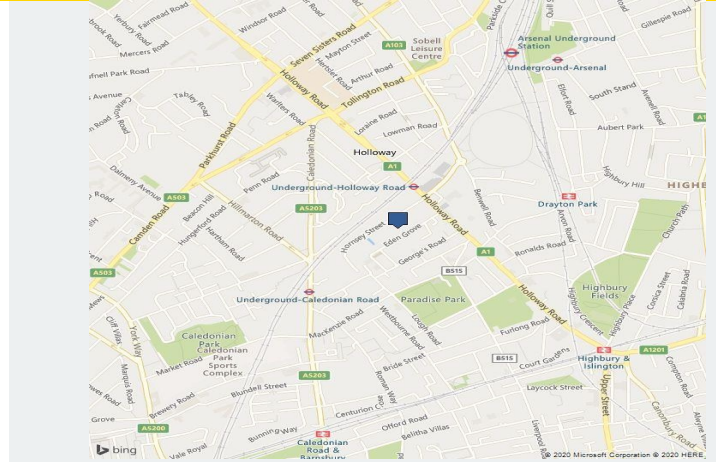
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## STRETTONS

EST 1931



Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. There are various different units available ranging from 617 sq ft to 9,098 sq ft.

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.

\*Images represent typical units in scheme

### Highlights

- Excellent Natural Light & Secure Bike Storage
- Onsite Commissionaire & Air Conditioning
- Up to 1GB High Speed Fibre Available (10MB Free)
- Car Parking Available via Separate Arrangement
- Additional Meeting Facilities Available
- Kitchenette

<b>Rent</b>	£35.00 Per Sq Ft
<b>Business Rates (Est)</b>	£13.00 Per Sq Ft
<b>Building type</b>	Office
<b>Service Charge (Est)</b>	£2.50 Per Sq Ft
<b>EPC Rating</b>	Band D

Floor	Size Sq Ft	Status
Unit 5	1,506	AVAILABLE - To Let
Units 9, 10 & 11	3,997	AVAILABLE - To Let
Units 12 & 13	2,303	AVAILABLE - To Let
Unit 24	675	AVAILABLE - To Let
Unit 36	617	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>9,098</b>	

### Contact us

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