

# TO LET

## EXCEPTIONAL STUDIO/OFFICE SPACE CLOSE TO HOLLOWAY ROAD STATION

### 1GB DEDICATED FIBRE INTERNET LINE

Unit 5-6, STUDIOS HOLLOWAY, HORNSEY STREET, LONDON, N7 8GR  
2,762 SQ. FT (256.60 SQ. M) APPROX.



# Currell

020 7354 5050

## LOCATION

The Studios is an 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 on 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

The space has a prominent 'curved' glazed frontage and is on ground floor with industrial look and benefiting from air conditioning, high ceilings with exposed trunking, attractive lighting, excellent natural light, WC and kitchen. Commercial tenants will also have access to 'Red Meet', an external board room and break-out area.

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

## ACCOMMODATION

All measurements are approximate net internal areas:

Ground Floor	2,762 Sq Ft	(256.60 Sq M)
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## TERMS

The unit is available on full repairing and insuring leases for terms to be agreed.

## RENTAL

£110,000 per annum inclusive of service charge, two parking spaces and 20mb of dedicated high-speed fibre internet. The rental price is exclusive of business rates and VAT.

## BUSINESS RATES

All interested parties should make their own enquiries with the London Borough of Islington.

## EPC

Energy Performance Asset Rating – D

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with agents:

### Currell Commercial Ltd

Jon Morell – 020 7096 2785  
[j.morell@currell.com](mailto:j.morell@currell.com)

Beverley Hedge – 020 7704 7514  
[b.hedge@currell.com](mailto:b.hedge@currell.com)

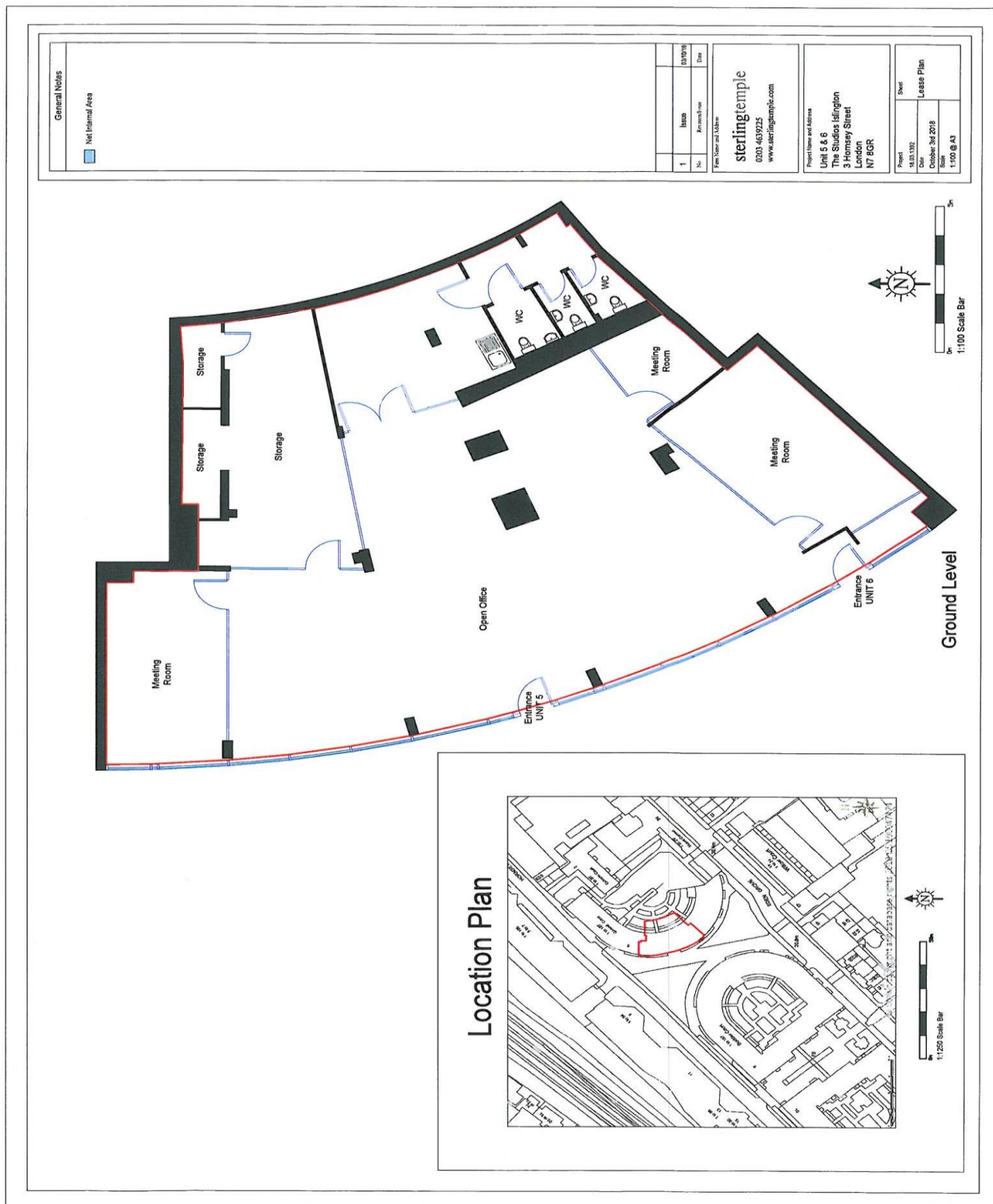
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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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