

Electric Works, Hornsey Street, Islington, London, N7 8GR

TO LET

Class E Retail / Leisure / D1 (Non Residential Institutions) / Office / Retail

323 to 2,107 sq ft / 30 to 195.8 sq m

£25 - £37.50 per sq ft

E Class creative workspaces within a expansive modern development



- Self contained ground floor units with excellent natural light
- Most units have air conditioning, kitchen, WC & high ceilings
- Onsite concierge
- Car Parking by separate arrangement
- Secure bike storage
- Up to 1GB High Speed Fibre available
- Additional meeting facilities available

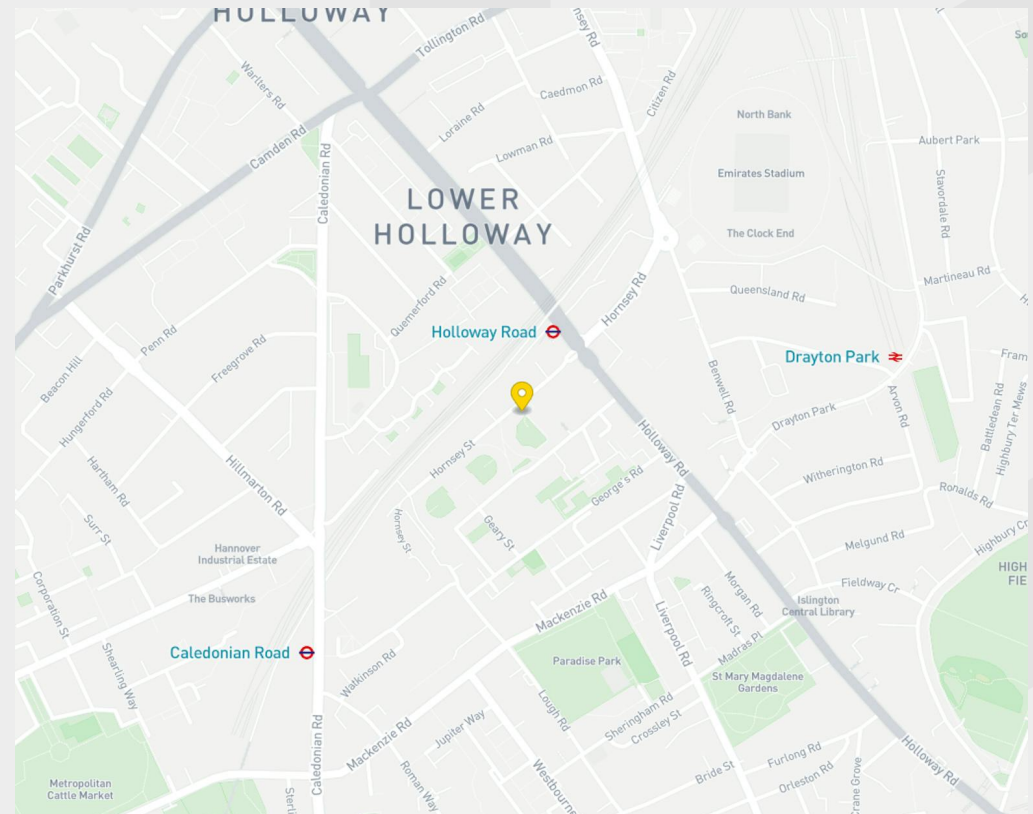


Description

Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. All units are on the ground floor, and are self contained with floor ceiling glazing with good natural light. Most have air conditioning, kitchen, wc, disabled access and excellent ceiling heights. There is a separate meeting room and secure parking by separate arrangement. *Images represent typical units in scheme

Location

Electric Works is a new and exciting workspace and leisure development situated at the heart of North London's new cultural quarter in Islington. Holloway Road & Caledonian Road (Piccadilly Line), Finsbury Park (Victoria Line) and Highbury & Islington (Victoria Line) are within close walking distance and numerous bus routes also service the immediate area.



Accommodation / Availability

Unit	Building Type	Sq ft	Rent	Rates payable	Service charge	Availability
Unit - 2	Office	578	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 3A	Office	323	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 4	Office	1,183	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 5	Office	1,506	£37.50 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 22	Office	1,491	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 23	Office	1,232	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 25	Office	994	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 26	Office	848	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 27	Office	1,037	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 30	Office	789	£35.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 44	Office	2,107	£25.00 per sq ft	£13 /sq ft	£3.50 /sq ft	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)
[Floor Plans](#)

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