

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

## TO LET

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

789 to 1,737 sq ft / 73.3 to 161.4 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 and disabled access
- Onsite concierge
- Car Parking by separate arrangement
- Secure bike storage
- Up to 1GB High Speed Fibre available
- Additional meeting facilities available

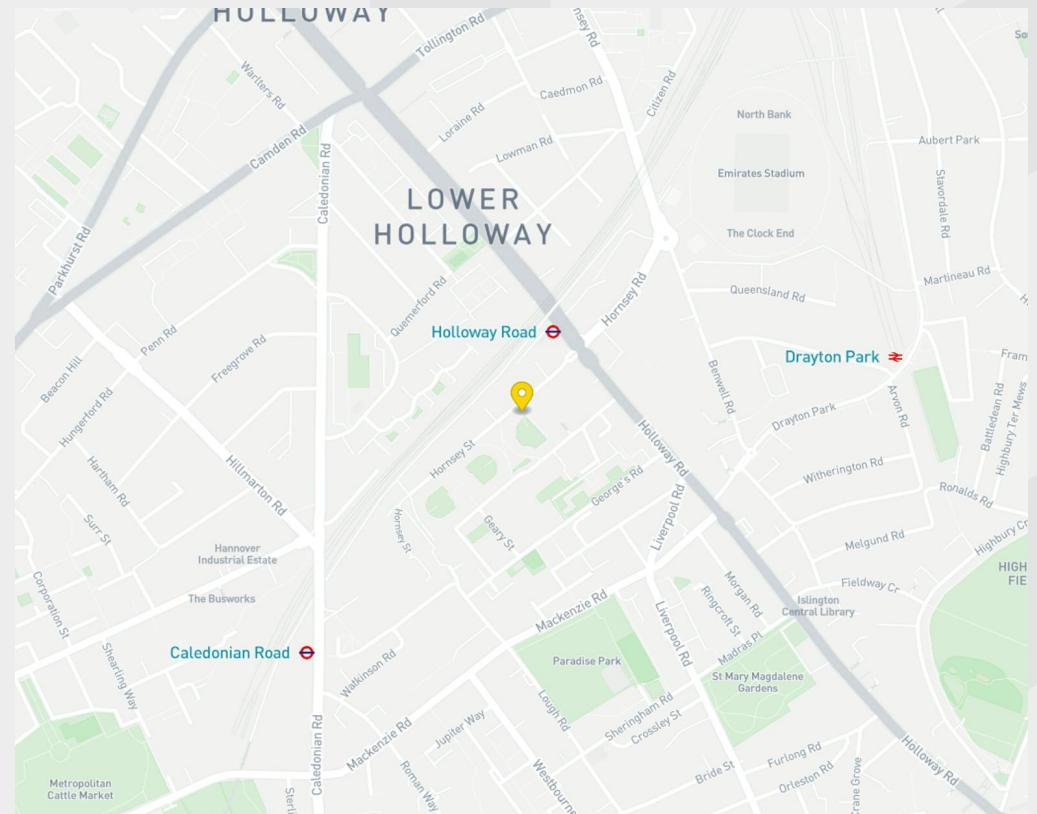


## Description

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 - 4	Office	1,183	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 5	Office	1,506	£37.50 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 22	Office	1,500	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 23	Office	1,232	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 25	Office	994	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 27	Office	1,037	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 30	Office	789	£35 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 39	Office	1,070	£30 /sq ft	£13 /sq ft	£3.50 /sq ft	Available
Unit - 42-43	Industrial	1,737	£25 /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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