

Electric Works - Unit 3A, Hornsey Street, Islington, London, N7 8GR



TO LET

Office

323 sq ft / 30 sq m

£35 per sq ft

Former tattoo studio/retail/office creative workspace within an expansive modern development



- Former tattoo studio
- Prominent frontage
- Electric security shutters
- Air conditioning
- Kitchen
- DDA compliant
- WC and shower
- Good decorative order

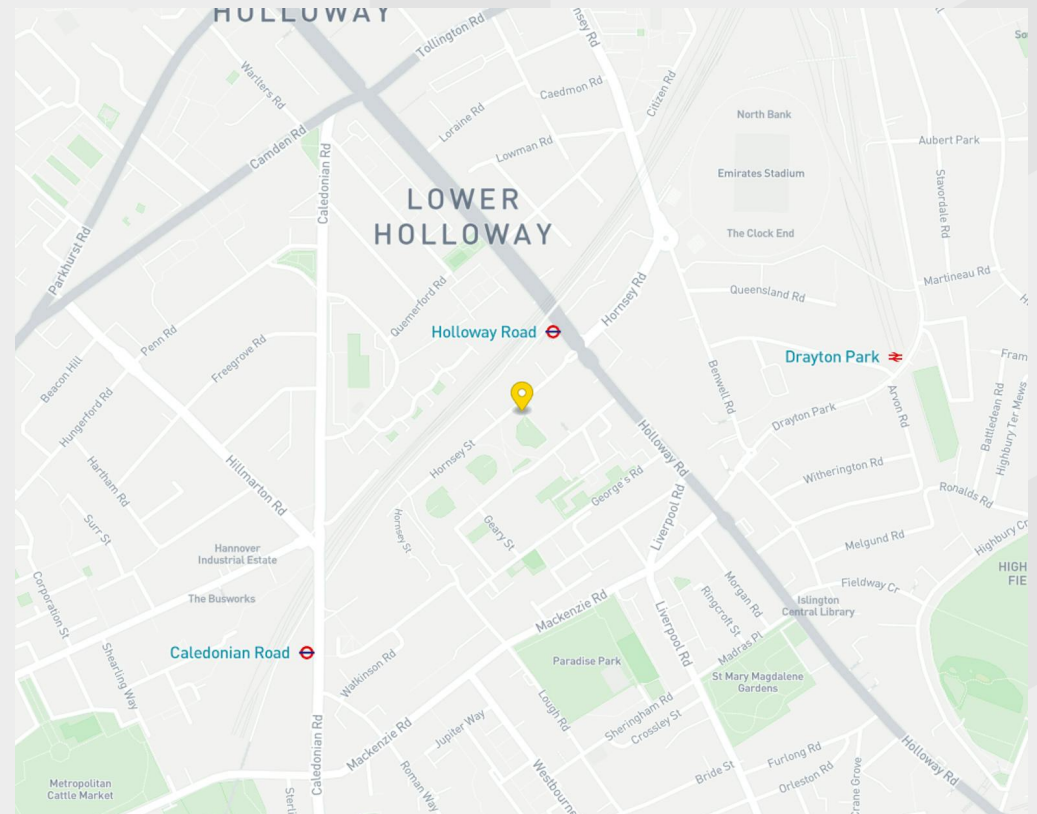


Description

Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. The unit benefits from a wide glazed frontage allowing excellent natural light with electric roller shutters, as well as WC, good decoration and a separate kitchen area to the rear.

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. 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.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground - Unit 3A	323	30	£35.00 per sq ft	£13	£3.50	£1,386.21	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Luke Marioni
07811651752
luke.marioni@strettons.co.uk

Joe Tallis-Chisnall
0797 028 0653
joe.tallischnall@strettons.co.uk



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