

# Electric Works - Unit 27, Hornsey Street, Islington, London, N7 8GR

## TO LET

Class E Retail / Leisure / Office

1,037 sq ft / 96.3 sq m

£35.00 per sq ft



# Creative E Class Unit Within a Vibrant Hub In a Private Gated Courtyard



- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage
- Car Parking Available via Separate Arrangement



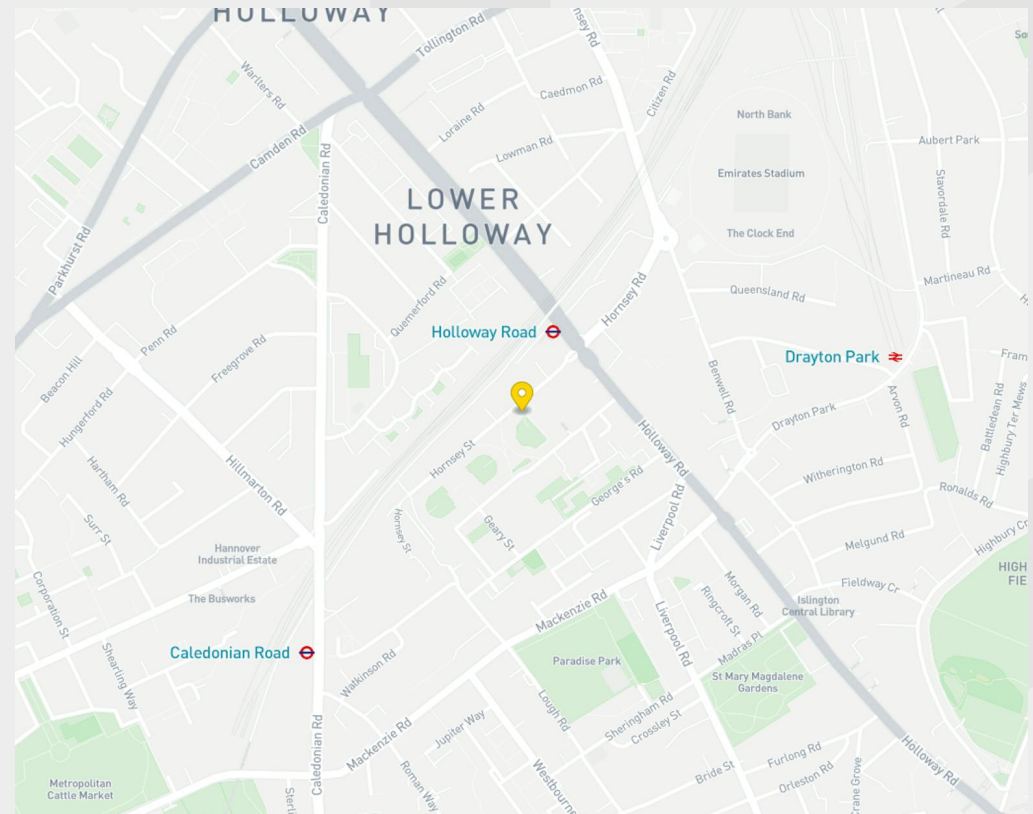


## Description

A newly decorated ground floor unit set in a gated courtyard which benefits from air conditioning and air flow, great natural light, a kitchen, WC and DDA WC. The unit is mainly open plan with high ceilings, with all uses falling within E class use.

## 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. Holloway Road & Caledonian Road (Piccadilly Line), Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) are within a close walking distance. Numerous bus routes also service the immediate area.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Monthly Rent	Availability
Unit - 27	1,037	96.3	£35	£13	£3.50	£3,024.58	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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