



STRETTONS

EST 1931

Electric Works - Unit 2, Hornsey Street, Islington, London, N7 8GR

TO LET

Office / Retail / Leisure / D1 (Non
Residential Institutions) / Healthcare

578 sq ft / 53.7 sq m

£35.00 per sq m

Retail/Office creative workspaces within a expansive modern development



- Prominent Location
- Good Decorative Order & Excellent Natural Light
- Air Conditioning
- Up to 1GB High Speed Fibre Available
- Kitchenette & Additional Meeting Facilities Available
- Electric Shutters & Secure Bike Storage
- Car Parking Available via Separate Arrangement

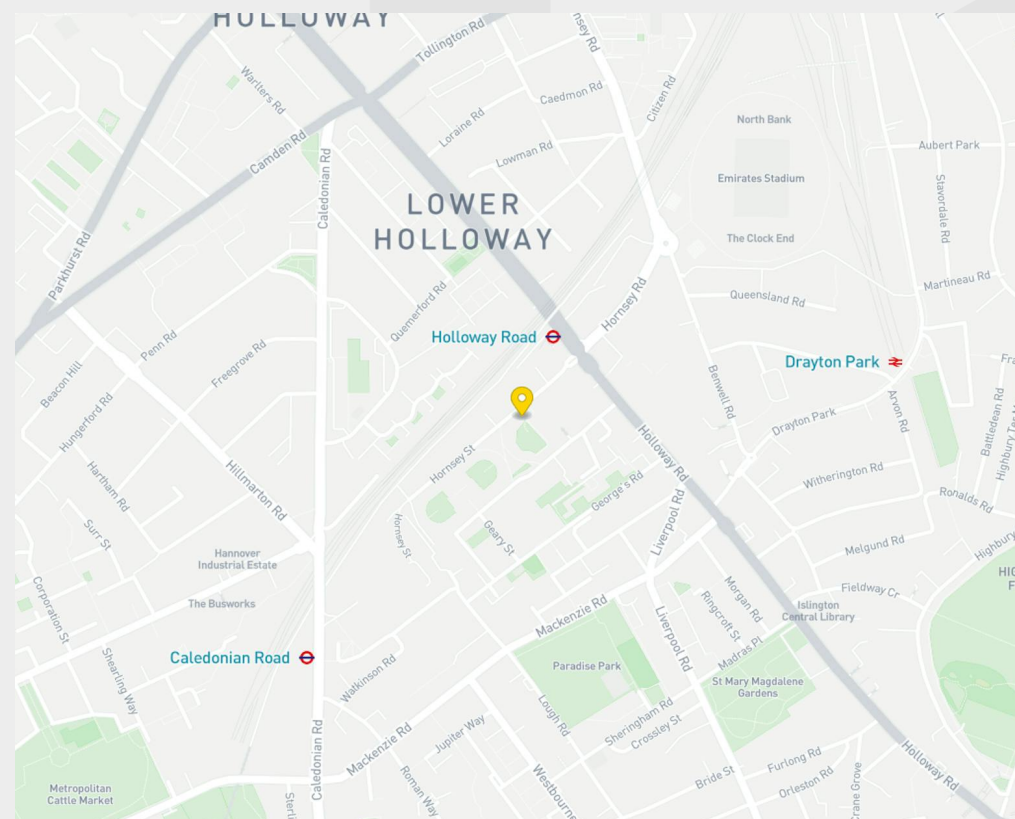


Description

Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. A newly refurbished ground floor unit arranged as mostly open plan. The unit benefits from a prominent location opposite Tesco's Metro, glazed frontage with electric roller shutters, as well as DDA WC, good decorative 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 (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Unit - 2 - Ground	578	53.7	£35	£13	£3.50	£2,480.58	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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