



Electric Works - Unit 26, Hornsey Street, Islington, London, N7 8GR



TO LET

**D1 (Non Residential Institutions) / D2
(Assembly and Leisure) / Office**

848 sq ft / 78.8 sq m

£35 per sq ft

CREATIVE OFFICES WITHIN A VIBRANT HUB



- Gated Courtyard Setting
- Excellent Natural Light
- Air Conditioning and Kitchenette
- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage
- Car Parking Available via Separate Arrangement

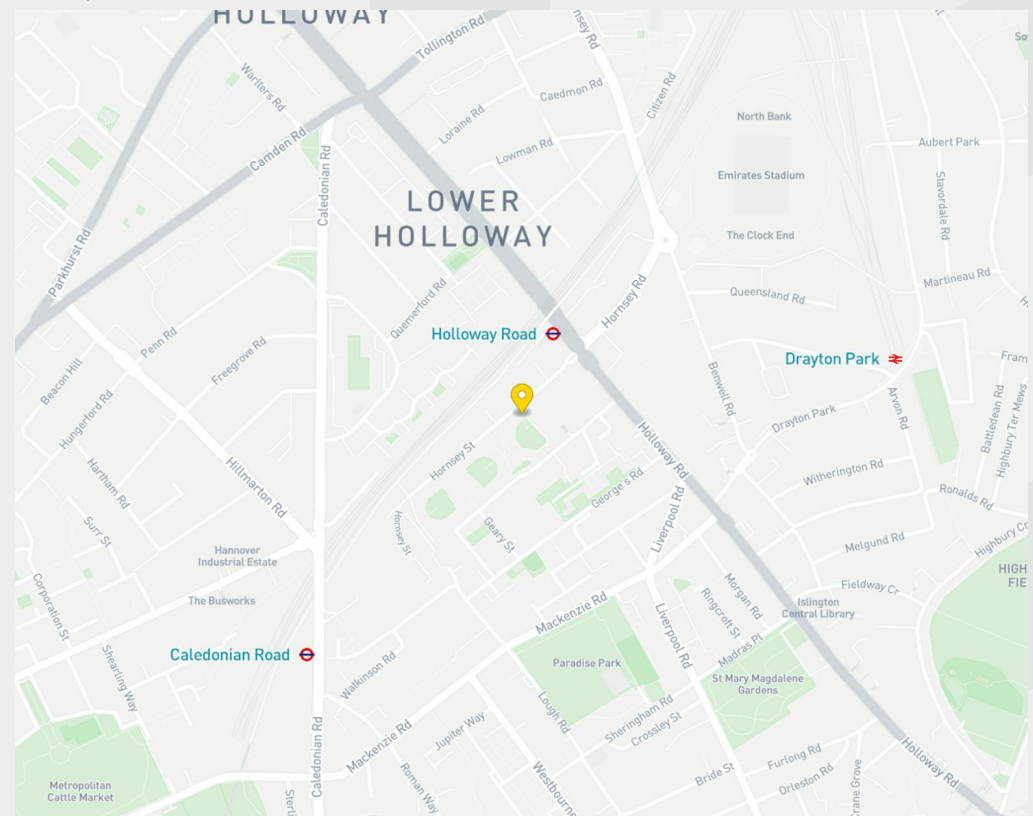


Description

A newly decorated, part fitted ground floor unit located in a gated courtyard with dual access from both Eden Grove and Hornsey Street. The unit benefits from a glazed frontage with electric roller shutters, as well as a WC and kitchen area. The development comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. There are various different units available ranging from 578 sq ft - 14,722 sq ft

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	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground - Part Furnished	Office	848	78.78	£35	£13	£3.50	£3,639.33	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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