

# Electric Works - Unit 22, Hornsey Street, Islington, London, N7 8GR

## TO LET

Class E Retail / Leisure / Healthcare

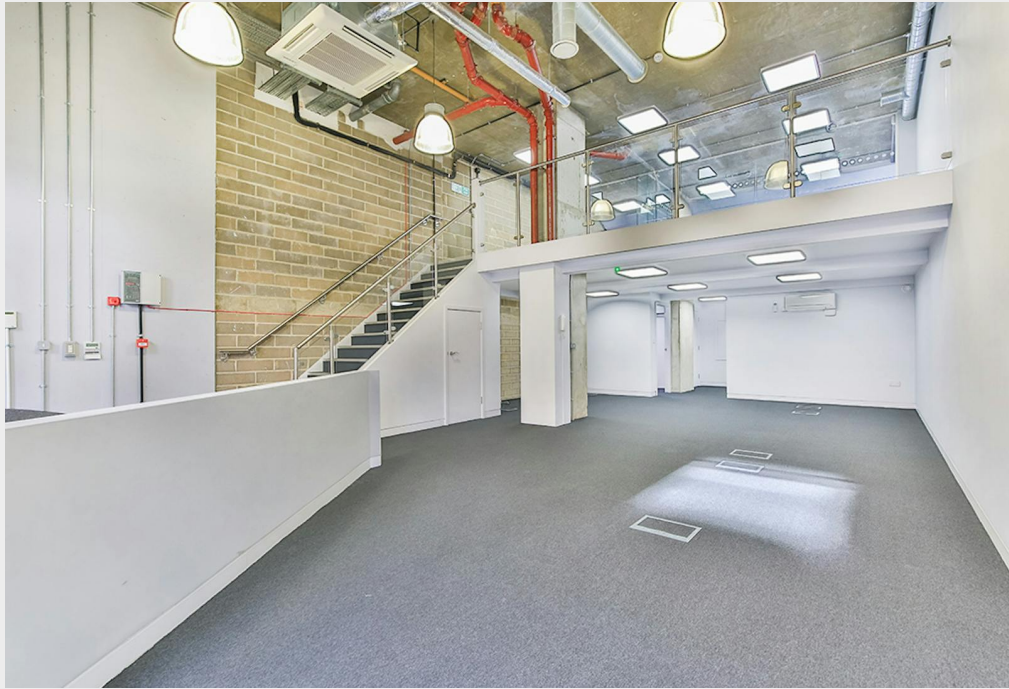
1,500 sq ft / 139.4 sq m

£35 per sq ft

# Pharmaceutical unit located opposite a new NHS doctors surgery to let



- Pharmacy space - conveniently located just across the road from NHS practice
- Double frontage
- Excellent natural light
- Immediately available
- Own kitchen and WC
- Self contained with own front door
- Onsite meeting facilities by arrangement
- Cycle facilities

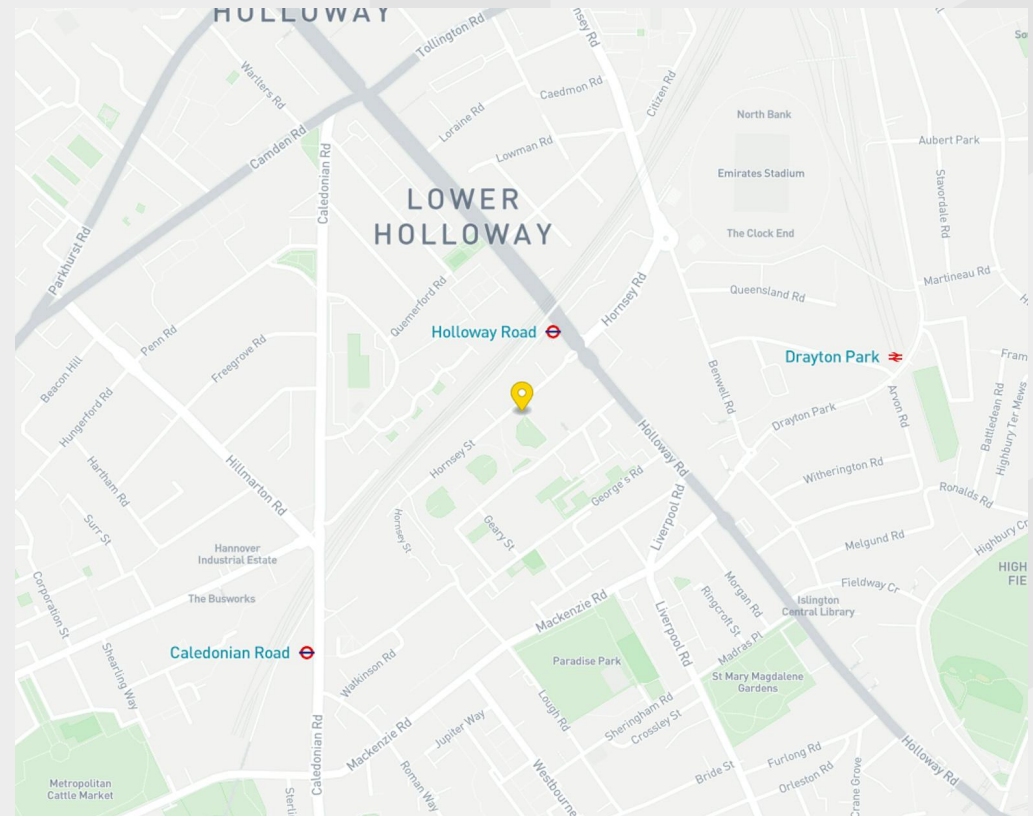


## Description

A newly refurbished ground floor unit is arranged as a mostly open plan with very high ceilings. The unit benefits from a well-designed mezzanine floor providing extra space for meeting rooms partitioned in glass yet still leaving the rest of the space with high ceilings. A wide glazed frontage allowing excellent natural light with electric security shutters, as well as air conditioning, 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	Building Type	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Unit - 22	Class E Retail / Leisure	1,500	139.35	£35 /sq ft	£13	£3.50	£6,437.50	Available

### Tenure

New Lease

### EPC

E

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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### Further Information

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