

Electric Works - Unit 39, Hornsey Street, Islington, London, N7 8GR

TO LET

Class E Retail / Leisure / Office

1,070 sq ft / 99.4 sq m

£30 per sq ft

Attractive 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
- High Ceilings, Air Conditioning and 2 Glass Partition Offices
- Dual Access from Courtyard and Eden Grove
- Electric Shutters, DDA Access

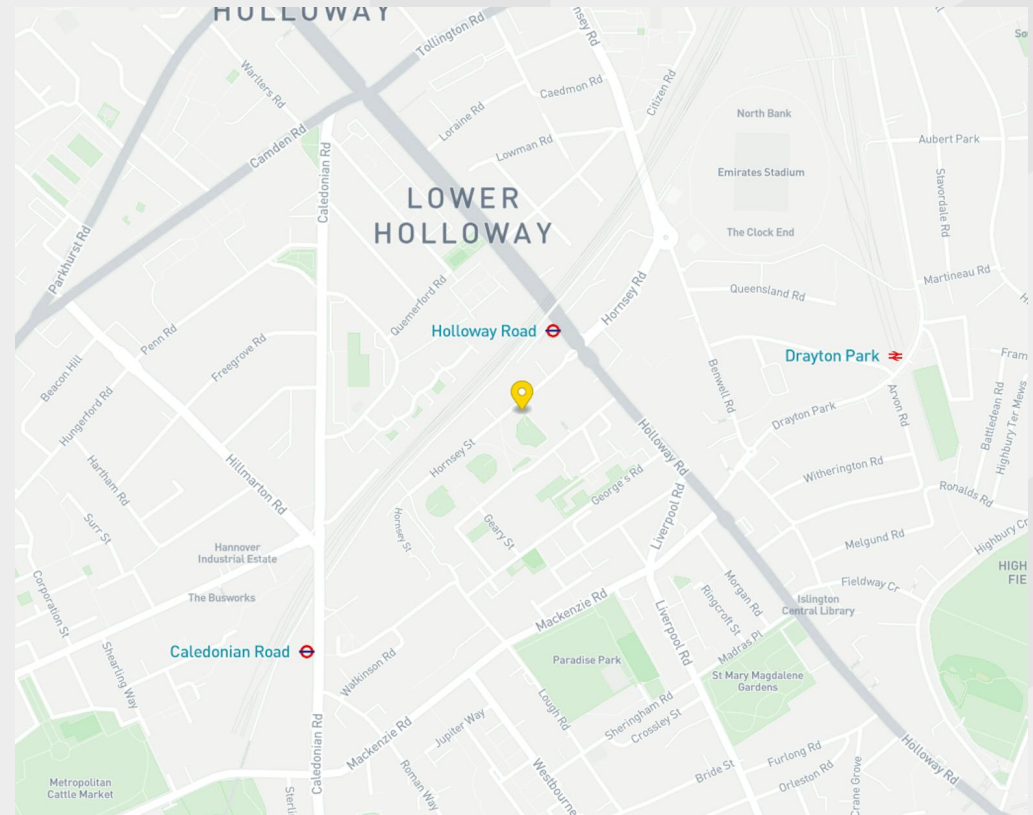


Description

A 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)	Total month	Availability
Unit - 39	1,070	99.41	£30	£13	£3.50	£4,146.25	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted

Contacts

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

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

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