



TO LET

**Islington Studios,
Marlborough Road,
London, N19 4NF**

1,086 to 1,591 sq ft

Refurbished office /
studio space in the heart
of Finsbury Park.



Description

Islington Studios is an attractive Victorian warehouse conversion situated within a secure and gated development which has recently undergone a complete refurbishment to bring all interiors to a modern standard led by elements inspired by the building's past.

The development is currently home to an eclectic mix of occupiers ranging from creative, fashion and music. This characterful offering includes communal bike storage, kitchenettes, WCs, meeting rooms and DDA compliant lifts as well as level access throughout. All units are provided refurbished and open plan, but can be provided fully fitted - subject to terms.

Location

Islington Studios is located in an attractive part of North London in the London Borough of Islington, approximately one mile west of Finsbury Park, one mile south of Crouch End and approximately three miles north of Central London. The area has benefitted from significant regeneration and gentrification in the past decade and the Archway/Holloway area is now considered a desirable location for people to live and work.

Key points

- Units ranging from 1,086 - 1,591 square feet
- Wide range of unit sizes available
- Offering fitted or non fitted units
- Flexible agreement terms
- Secure communal courtyard
- On-site building manager and caretaker
- Bike storage
- Super fast, plug and play, fibre broadband





Accommodation

Name	sq ft	sq m	Availability
Unit - G9	1,172	108.88	Available
Unit - 1.1	1,086	100.89	Available
Unit - 2.1	1,591	147.81	Available
Unit - 3.1	1,090	101.26	Available
Unit - 3.8	1,182	109.81	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	
Rent	£35 per sq ft
Rates	£10 per sq ft Approximately
Service Charge	£5 per sq ft Approximately
VAT	On application
EPC	On application

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