

# Electric Works - Unit 4, Hornsey Street, Islington, London, N7 8GR

**TO LET**

Office

1,183 sq ft / 109.9 sq m

£35 per sq ft

# E Class Office/Medical/Leisu unit within a new and existing workspace in the heart of Islington



- Good Decorative Order and Excellent Natural Light
- Air Conditioning
- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available
- Secure Bike Storage

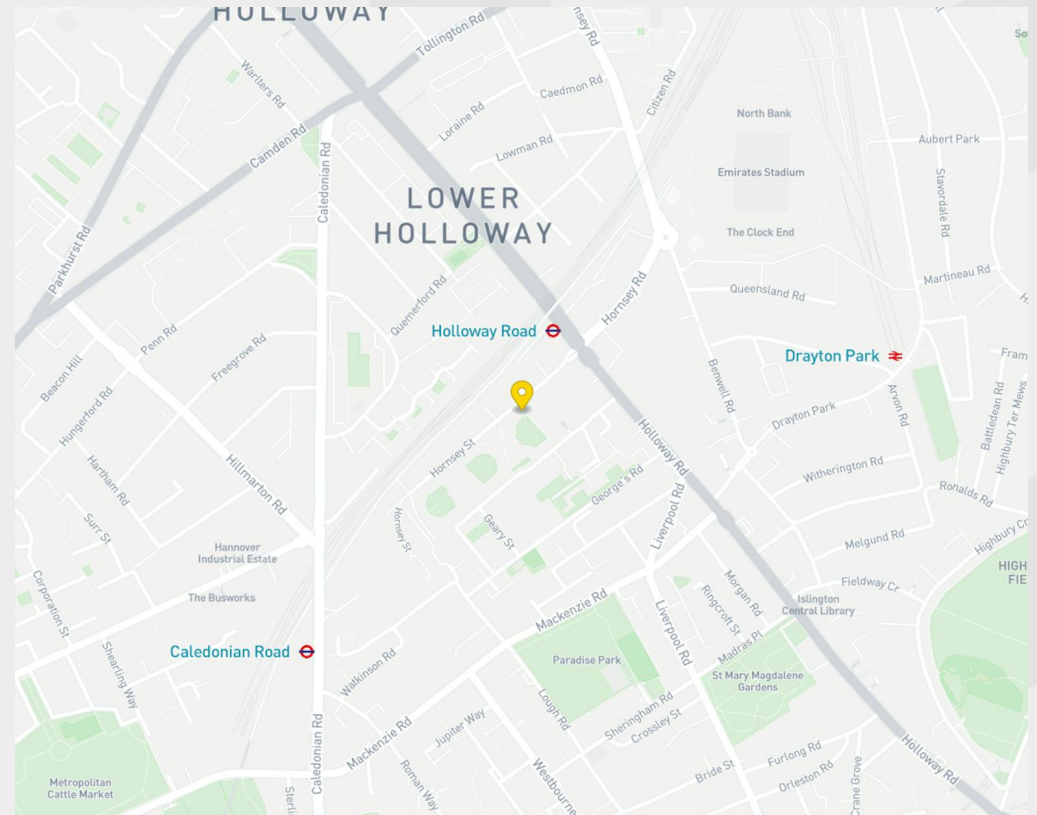


## Description

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. A newly refurbished ground floor unit is arranged as a mostly open plan with a large separate meeting room. The unit benefits from a wide glazed frontage allowing excellent natural light with electric roller shutters, as well as W/C, 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	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Unit - 4	1,183	109.9	£35.00 per sq ft	£13	£3.50	£5,077.04	Available

### Tenure

New Lease

### EPC

E

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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