



## TO LET

**4,000 SQ FT**  
(371.61 SQ M)

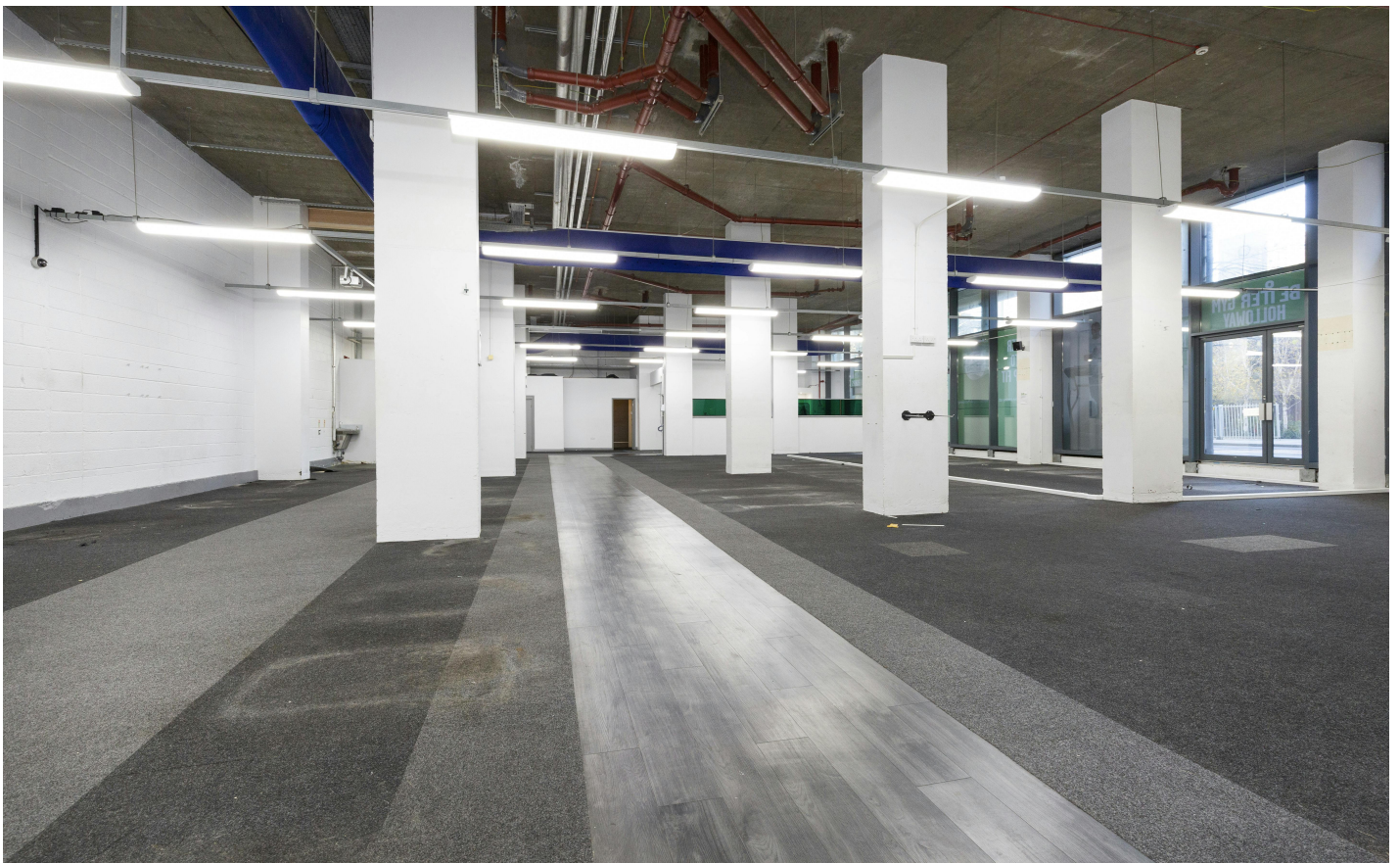
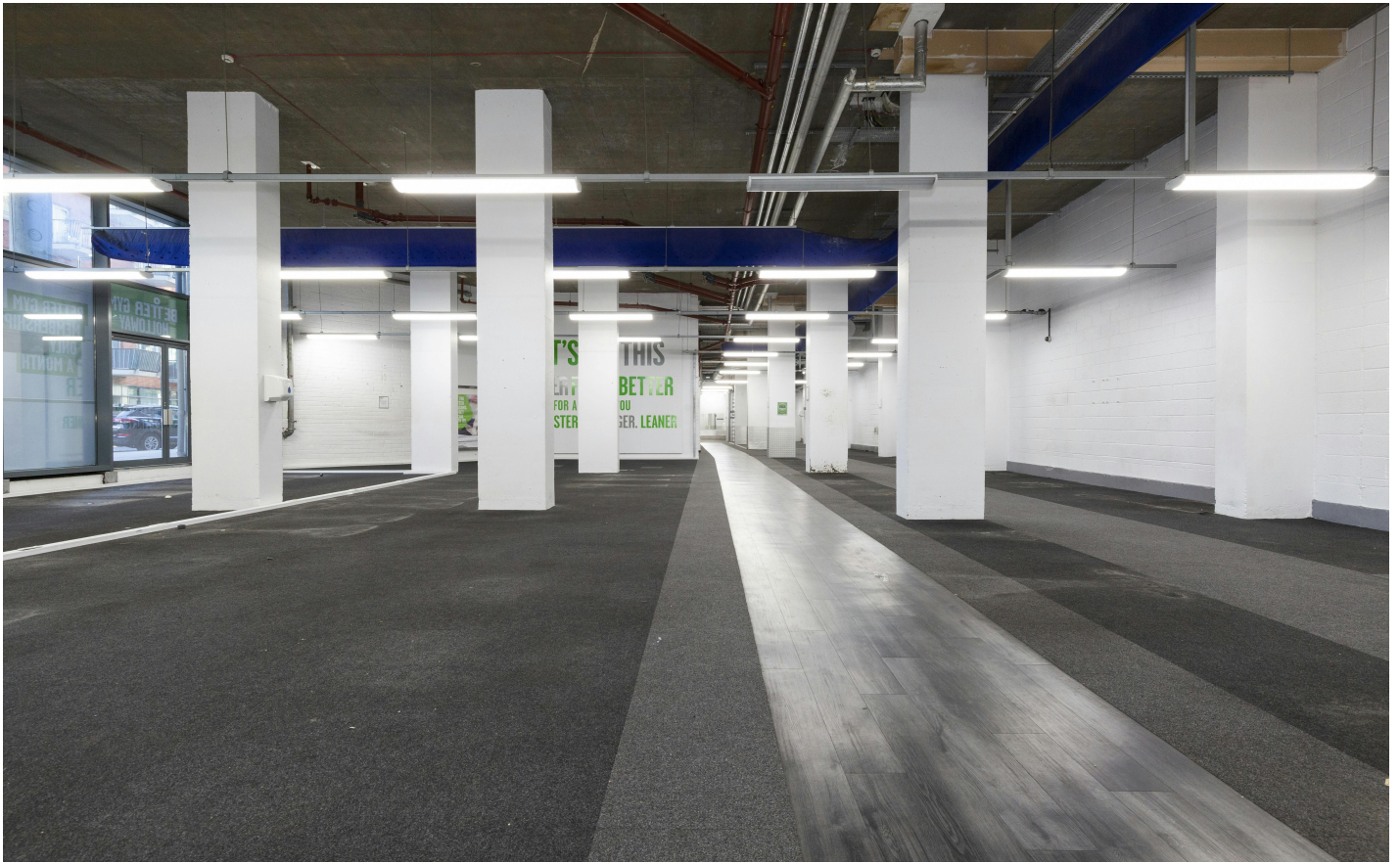
**£26.50 PER SQ FT**

## E-Class Self-Contained Unit Suitable For a Variety Of Uses

- Self-contained ground floor unit of 4,000 sq ft
- 5.3m ceiling heights
- 3 Phase power
- Excellent transport links
- E-class planning use
- Suitable for Gym / Leisure / Distribution / Office
- Potential mezzanine up to 4,000 SQ FT.

# Holloway

5-7 Hornsey Street, London, N7 8GA





## Description

E-Class Ground floor unit suitable for a wide range of uses, including Gym, Leisure, Office, Logistics & Distribution.

The unit benefit from high ceilings (5.3m) and is completely self-contained with excellent ground-floor loading and 3-phase power. The ground floor has been historically occupied as a Gym and lends itself well to such use. Due to the extremely generous ceiling heights there is scope for a potential mezzanine up to 4,000 sq ft. A design is available on request.

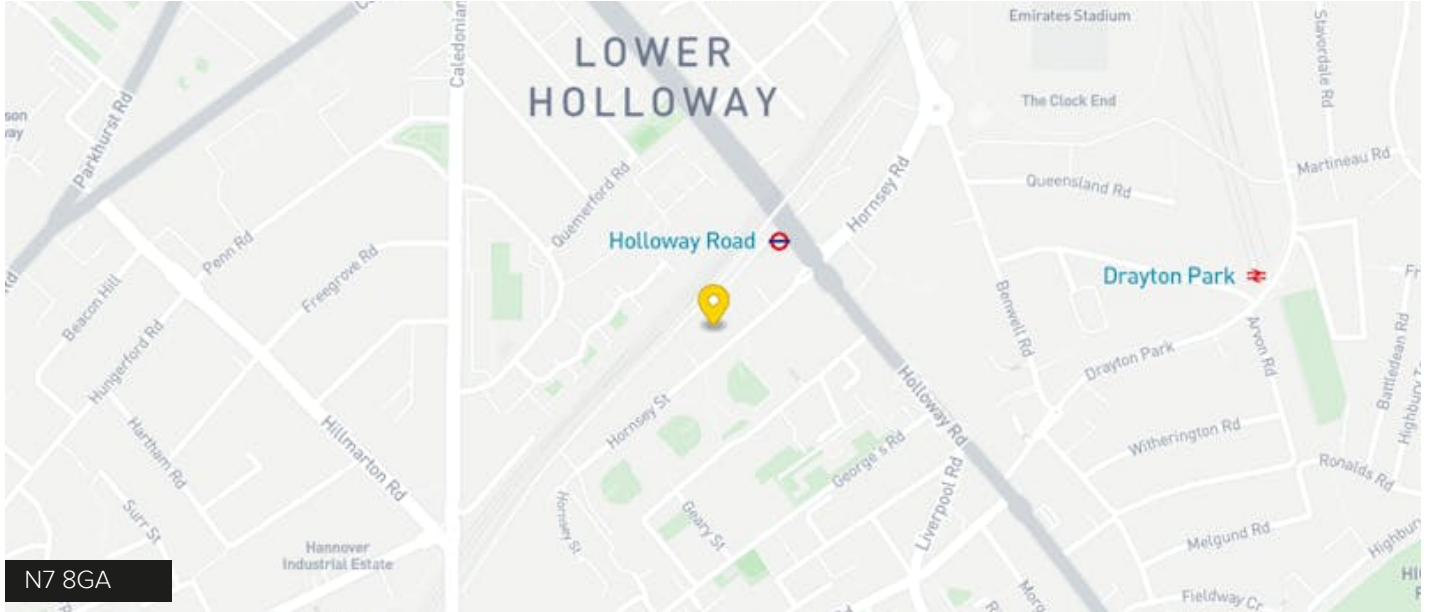
## Location

The property is located within the Electric Works development consisting of 65,000 sq ft of commercial space and is located on Hornsey Street just off Holloway Road. Holloway Road Underground Station is within a 1-minute walk (Piccadilly Line), as well as Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) both being within a close walking distance.

The area supports a diverse range of retail and leisure occupiers with The Emirates Stadium being close by. Nearby occupiers include Nando's, Tesco, Costa Coffee, Boots, Waitrose, Taco Bell, Pret a Manger and many more.

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	4,000	371.61	£26.50	£5.90	On Application	Available

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

D

## VAT

Upon Enquiry

## Contacts

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## Further Information

[View on our website](#)  
[Floor Plans](#)

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