

# Islington Studios

159-163 Marlborough Road  
London N19 4NF

Flexible office space on your doorstep.  
With a range of studios with own  
entrance from 214 - 3,000 sq ft

[THE TEAM](#)

[LOCAL AREA](#)

[ON-SITE AMENITIES](#)

[COVID 19 UPGRADES](#)

[UNIT SPECIFICATION](#)

[MOVE IN DAY](#)

[FLOOR PLANS](#)

[FAQS](#)



# The team

## Building & Maintenance Enquiries

Robert Forbes & Miles Savage  
Property Manager, St Andrews Bureau  
07855 329 969 / 07976 573 990  
commerical@sab.co.uk

## Leasing Enquiries

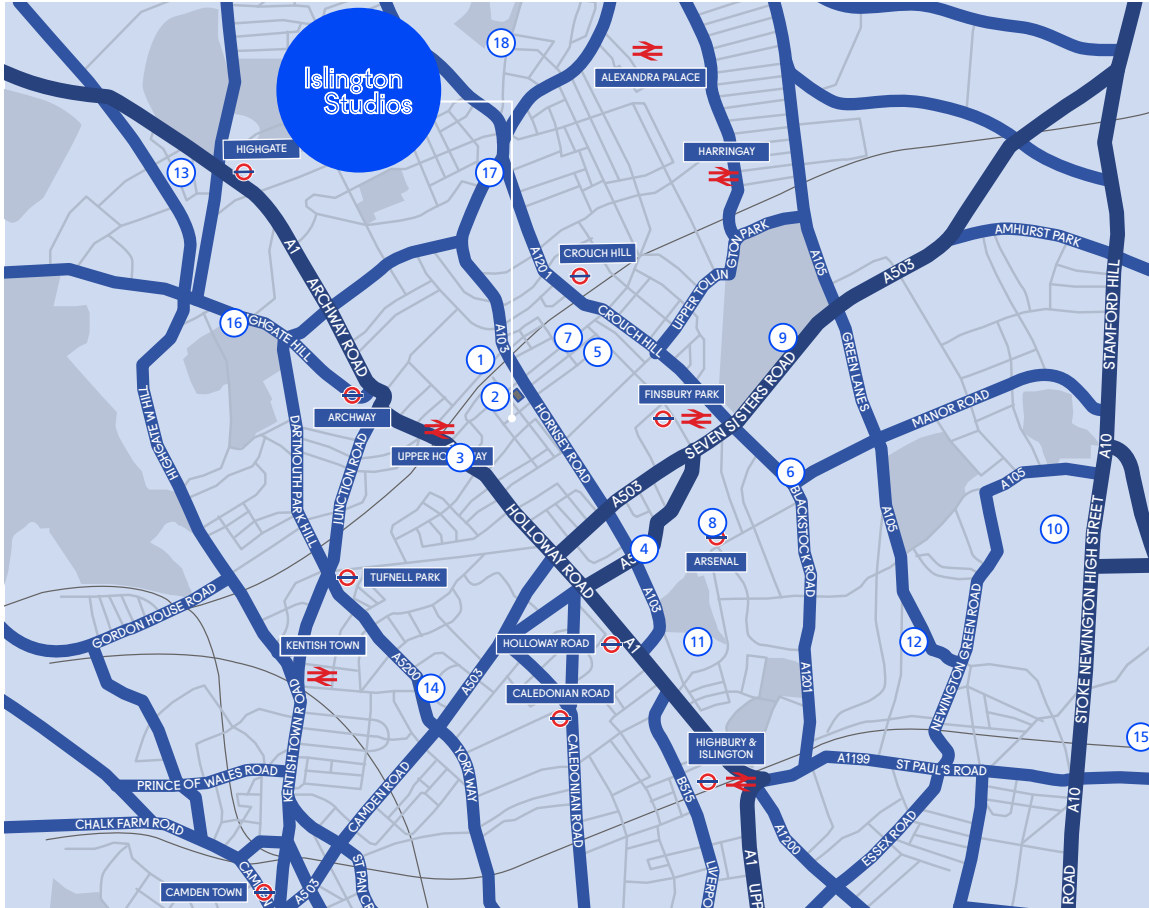
Emily Hart  
07500 541 827  
ehart@wbproperties.com

Robin Thomas  
07816 061 642  
rt@theworkplacecompany.co.uk

Joe Tallis-Chisnall  
07970 280 653  
joe.tallischnall@strettons.co.uk



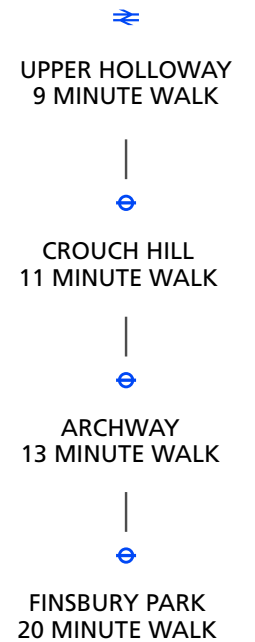
# Local area



## Places Of Interest

1. Grill & Shake
2. Hamlet Cafe & Bistro
3. The Spoke
4. Hana London
5. Pizzeria Pappagone
6. The Faltering Fullback
7. Jai Krishna
8. Travelodge Finsbury Park
9. Finsbury Park
10. Vicoli Di Napoli Pizzeria
11. Emirates Stadium
12. Primeur
13. The Woodman
14. The Colomb Art Gallery
15. Rosella
16. Tesco Express
17. Coffee Circus
18. Alexandra Palace

Marlborough Road is just off the A1 Holloway road and is close to Upper Holloway mainline station. Archway Road and Archway station are also nearby.



The area has benefitted from significant regeneration and gentrification in the past decade and the Archway area is now considered a desirable location for people to live and work.



# On-site amenities



## Parking

- Parking available in the courtyard.
- Spaces are licensed to tenants and all vehicles on-site are monitored regularly to ensure tenants with parking have access to their dedicated spaces.



## Bicycle storage

- Weatherproof and secure bike storage facilities available.
- Additional storage located in the courtyard.



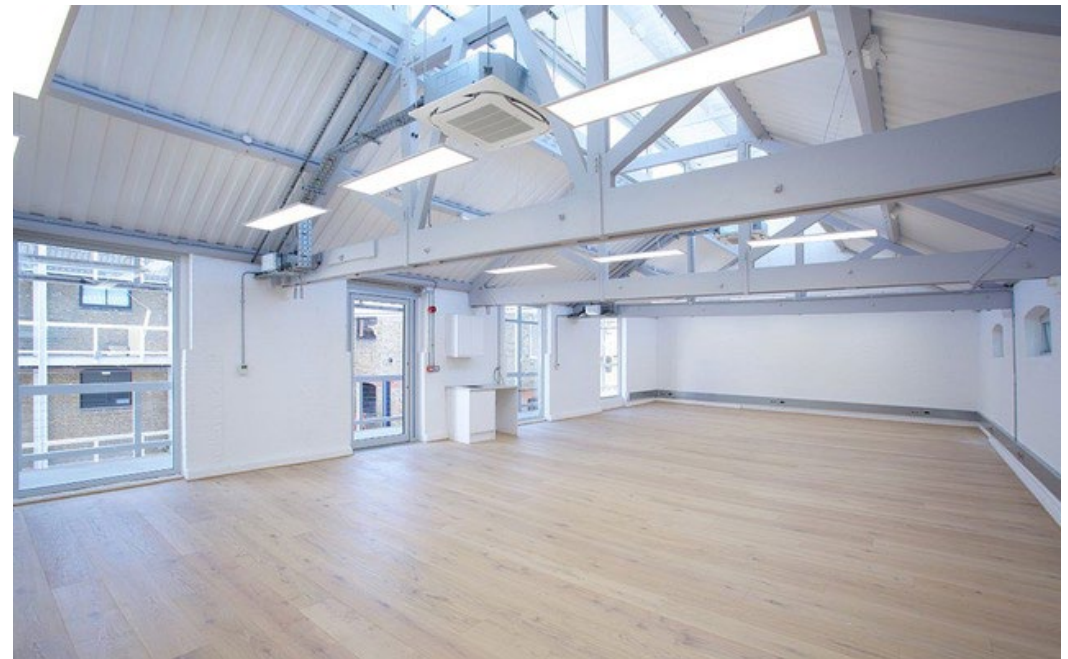
## Meeting rooms

- Communal meeting room available.



## Kitchen & showers

- At Islington Studios you are able to enjoy the use of our communal kitchen and shower facilities which are serviced daily by our professional cleaning team.



# Covid 19 upgrades



## One Way System

To limit the number of people at any one time using any areas that may become congested



## Own Front Door

To minimise contact between people using dedicated doors



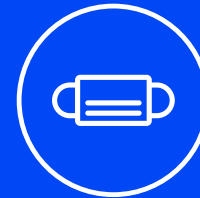
## Sanitisation Points

In order to keep the workplace a healthy and virus free environment



## Large Outdoor Areas

Good ventilation can help reduce the risk of spreading coronavirus, preferably through fresh air.



## PPE Available

Suitable personal protective equipment will be provided to all tenants



# The Studios

Islington Studios offer a range of newly refurbished units in a variety of different sizes.

The units have been recently refurbished offering a creative warehouse feel throughout that includes:

- Attractive Victorian warehouse conversion
- Beautifully refurbished
- Wide oak plank flooring
- A great Islington business address
- Metal perimeter trunking
- Air Conditioning
- 24/7 Secure Access
- Keyless - FOB - access throughout the building
- Flexible agreement terms
- A range of office workspaces from 214 - 3,000 sq ft
- Cafe
- Loading bay
- Secure courtyard
- DDA compliant lifts and level access throughout
- New LED lighting
- Pre-wired with super fast fibre broadband



# Move in day

## Keys

- Our Property Manager will meet you on-site to provide you with your access FOB's.

## Utilities & business rates

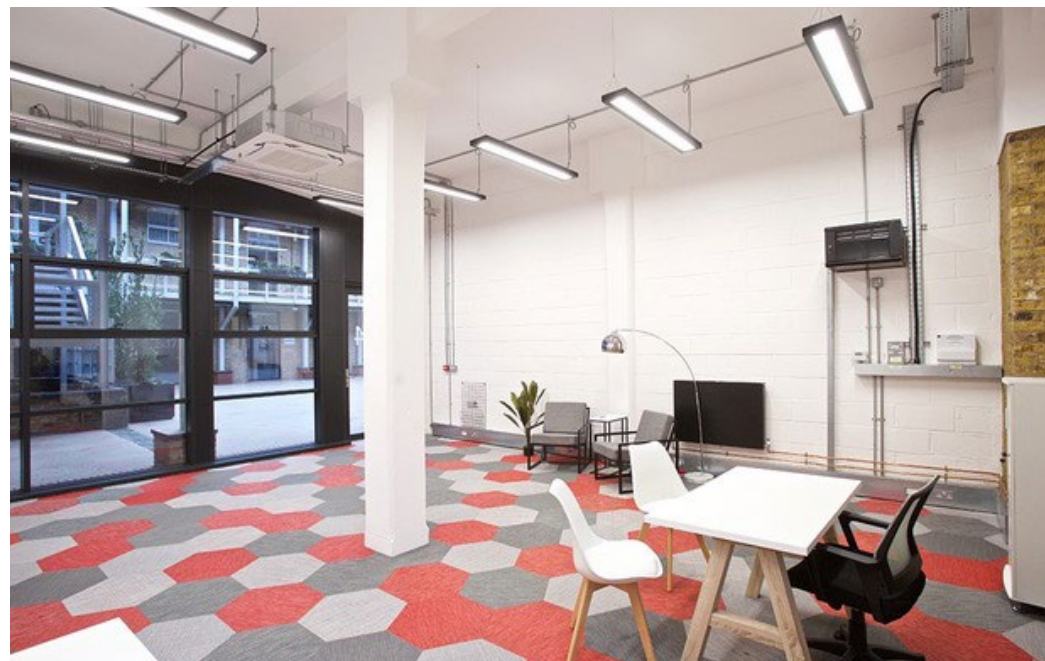
- Our Property Manager will show you where to locate your electricity and will advise you who your supplier is for your premises.
- You are responsible for the payment of all utilities and business rates during the tenancy and will need to contact the utility suppliers and Islington Council to arrange for the accounts to be put into your name.

## Internet

- High speed fibre broadband is installed within every unit and is ready for you to plug in and go. The cost of broadband is covered by the tenant.
- Hyper Optic are the current providers, however if you would like to use an alternative provider you will need to obtain prior Landlord's consent and a wayleave agreement.

## Insurance

- We recommend you obtain contents insurance.



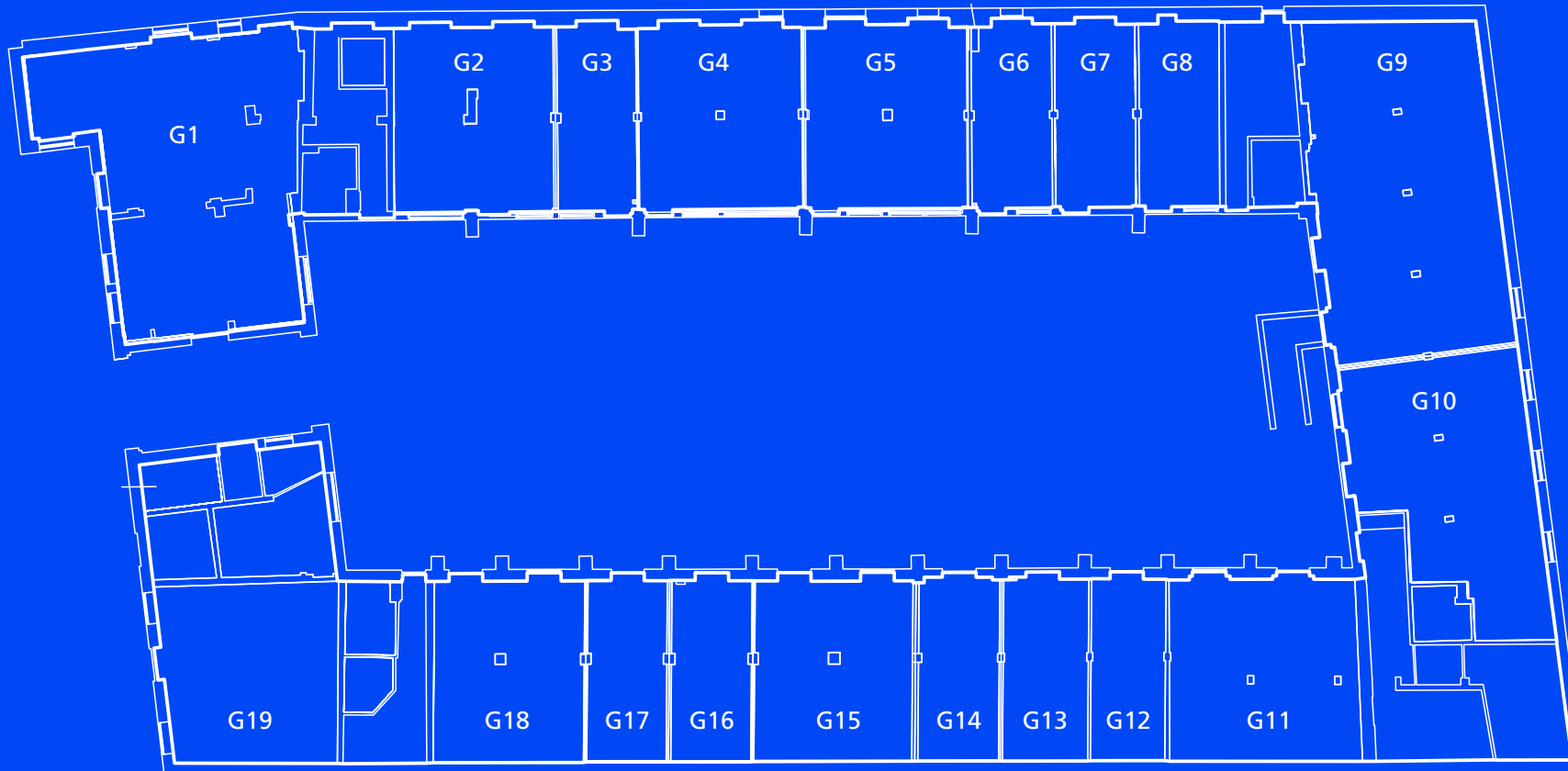
# Floorplans

Two units are available offering a fantastic opportunity for a café/restaurant. Located moments away from Archway and Upper Holloway stations, Islington Studios offers you the chance to become one of the first cafés/

restaurants in the building following the exciting redevelopment. Each of these newly refurbished self-contained units offer prominent road frontage, fantastic natural light, air conditioning as well as a communal courtyard.

## Availability Ground Floor

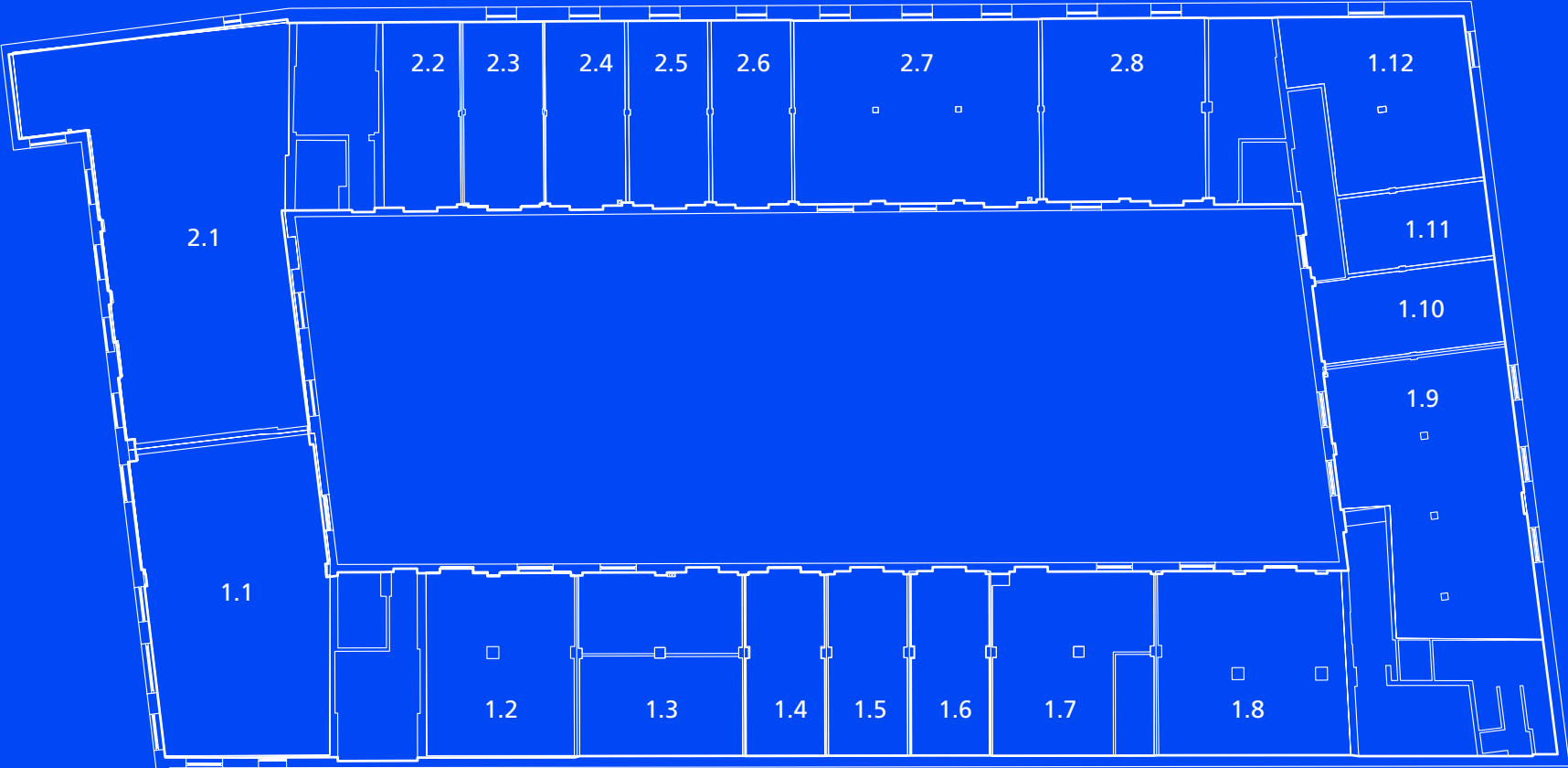
Studio	sq ft
G1	1172
G2	573
G3	284
G4	589
G5	587
G9	1168
G10	820
G12	264
G13	302
G14	287
G15	556
G16	282
G17	280
G18	530
G19	603





# Floorplans

## Availability First Floor



Studio	sq ft
1.2	527
1.3	577
1.5	282
1.6	277
1.7	569
1.8	666
1.9	890
1.11	214
1.12	535
2.1	1591
2.2	278
2.4	285
2.5	285
2.6	284
2.7	869
2.8	576

# Floorplans



## Availability Second Floor

Studio	sq ft
3.1	1086
3.4	530
3.7	886
3.8	1212
4.0	777
4.1	1168
4.2	560
4.3	583
4.4	573
4.5	797
4.6	573



# FAQ's

## Where do I collect keys and fobs for the office?

- We will contact you before you move in to establish how many access FOB's you will need.
- Please report any lost passes or change in employment to the Property Manager so that we can correctly manage who has access to the building.
- Should you require additional fobs please contact the Property Manager. We will require written consent via email with the new employees first & last name.

## How do I turn on the utilities in my office?

- All utility services are managed by the tenant.
- Should you require help locating your meter our Property Manager will be able to assist where possible.

## What is the fire evacuation procedure?

- We will provide your office with a print out detailing your nearest escape route and assembly point.
- We require all tenants to appoint their own fire marshal for ongoing employee fire awareness training.
- In the event of a fire and upon hearing the alarm, you must evacuate the building as quickly and safely as possible and assemble at the pre-determined assembly point. Dial 999 and ask for the Fire Service.



# FAQ's

## Who do I call for out of hours emergencies?

- Please contact any of 'The Team' should you have any questions or queries and we will endeavour to get back to you as soon as possible.
- Should you require the emergency services please call 999 immediately.

## Where do I collect post and parcels?

- The post room is located in the main building opposite the meeting rooms.
- Please ensure the delivery address clearly lists the unit number.
- Please note that the Landlord does not take responsibility for lost, damaged or misplaced post.

## Who do I report maintenance issues to?

- Maintenance issues in the common parts are dealt with by our Property Management team. Regular checks are carried out around the building, however please feel free to provide feedback or raise any concerns you may have with us.
- All maintenance within the unit is the occupiers responsibility. Any modifications or changes to your space are subject to Landlord approval and will need to be reinstated at the end of your lease.

## Can I park on-site?

- Parking on-site is only permitted for those who have a licence. The car park is frequently monitored and anyone parking without a licence will be fined.
- Should you require a parking space please contact the building Asset Manager.

## What time do the gates close?

- The gates to the Mews and Courtyard are open between 08:00 – 18:30, Monday to Friday.
- Out of hours access can be gained using the fobs. Please note that it is a tenants responsibility to ensure they have the correct means of entry outside of office hours.

## What are the rules on signage & branding?

- Signage and branding is only permitted with prior Landlord's consent.

## How often are the communal areas cleaned?

- The communal areas are cleaned daily by our professional cleaning team.
- The communal kitchen and fridge is cleared every Friday. Please ensure everything is removed otherwise it will be thrown out.



# Islington Studios

159-163 Marlborough Road  
London N19 4NF

[islingtonstudios.com](https://islingtonstudios.com)

[THE TEAM](#)

[LOCAL AREA](#)

[ON-SITE AMENITIES](#)

[COVID 19 UPGRADES](#)

[UNIT SPECIFICATION](#)

[MOVE IN DAY](#)

[FLOOR PLANS](#)

[FAQS](#)