

Electric Works - Unit 44, Hornsey Street, Islington, London, N7 8GR

TO LET

**Class E Retail / Leisure / D1 (Non
Residential Institutions) / Office**

2,107 sq ft / 195.8 sq m

£25.00 per sq ft

Exciting E Class Office/ Warehouse space in shell condition, situated at the heart of North London



- Excellent natural light
- Free meeting room facility with additional meeting rooms available
- Up to 1GB High Speed Fibre available (10MB Free)
- Onsite commissionaire and bike storage
- Lower rent as needs decorating
- Kitchenette
- Slab - Slab height is approximately 3.8 metres

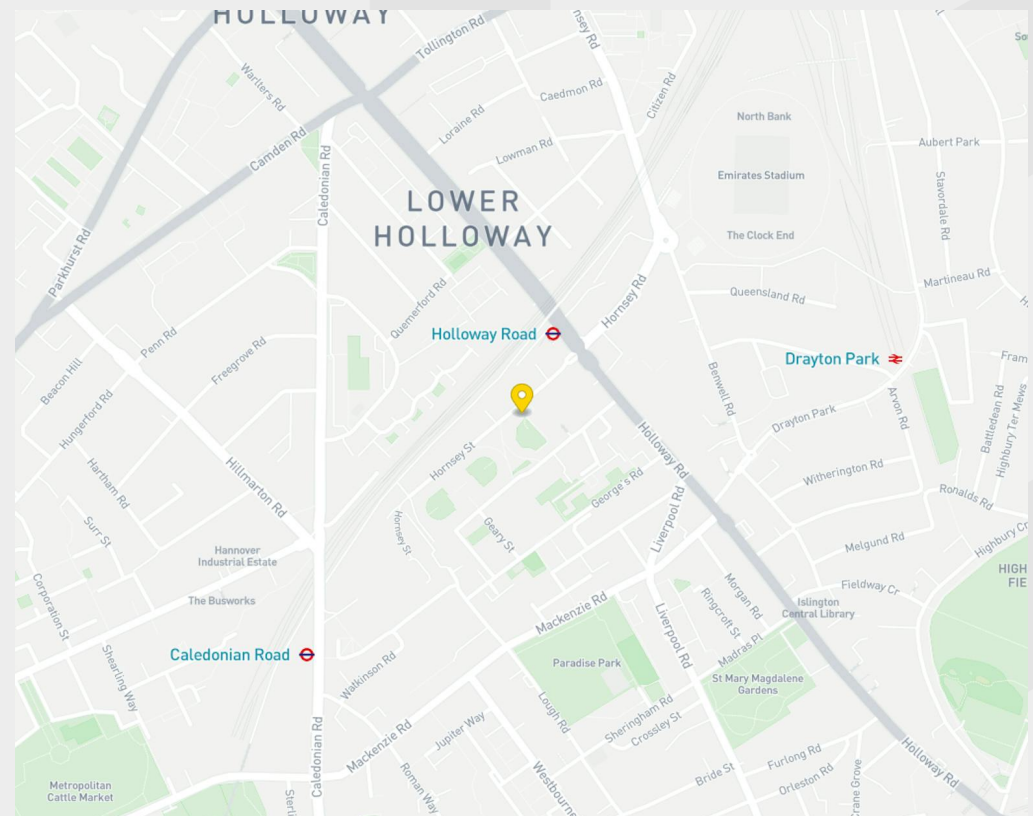


Description

This is a ground-floor former print works with good natural light via floor-to-ceiling glazed frontage. The unit offers good loading facilities, and high ceilings suitable for light industrial, warehouse, office and leisure use. This unit is currently in shell condition and the slab-to-slab height is approximately 3.8 metres.

Location

Electric Works 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	Building Type	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Unit - 44	Office	2,107	195.8	£25	£13	£3.50	£7,286.71	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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