

Islington Studios

Located moments away from Archway and Upper Holloway stations, Islington Studios offers you the chance to become one of the first tenants following the exciting redevelopment. Designed with a view to incorporate a good tenant mix, this creative hub is an exemplar of modern working space. All units have been recently refurbished with LED lighting and a mixture of either modern bolon floors or wide board wooden flooring. The development incorporates a fantastic communal courtyard, fully licensed restaurant/cafe, showers and bicycle storage, and an onsite gym. All units offer fantastic natural light, air conditioning, and are in Plug & Play state, with fibre and perimeter trunking already in place. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

The property 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 benefited 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.



Islington Studios

59-163 Marlborough Road, London, N19 4NF



LEASE TERM

Available by way of a new leases direct from the Landlord.

SPECIFICATION

- Perimeter Trunking
- Drop Down Strip LED
- Lighting New Flooring
- Fitted Kitchenette
- Cycle Racks
- Showers
- Lift
- Car Parking
- Communal Courtyard Fitted
- Options Available On-site
- Gym
- On-site Restaurant

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Gallery



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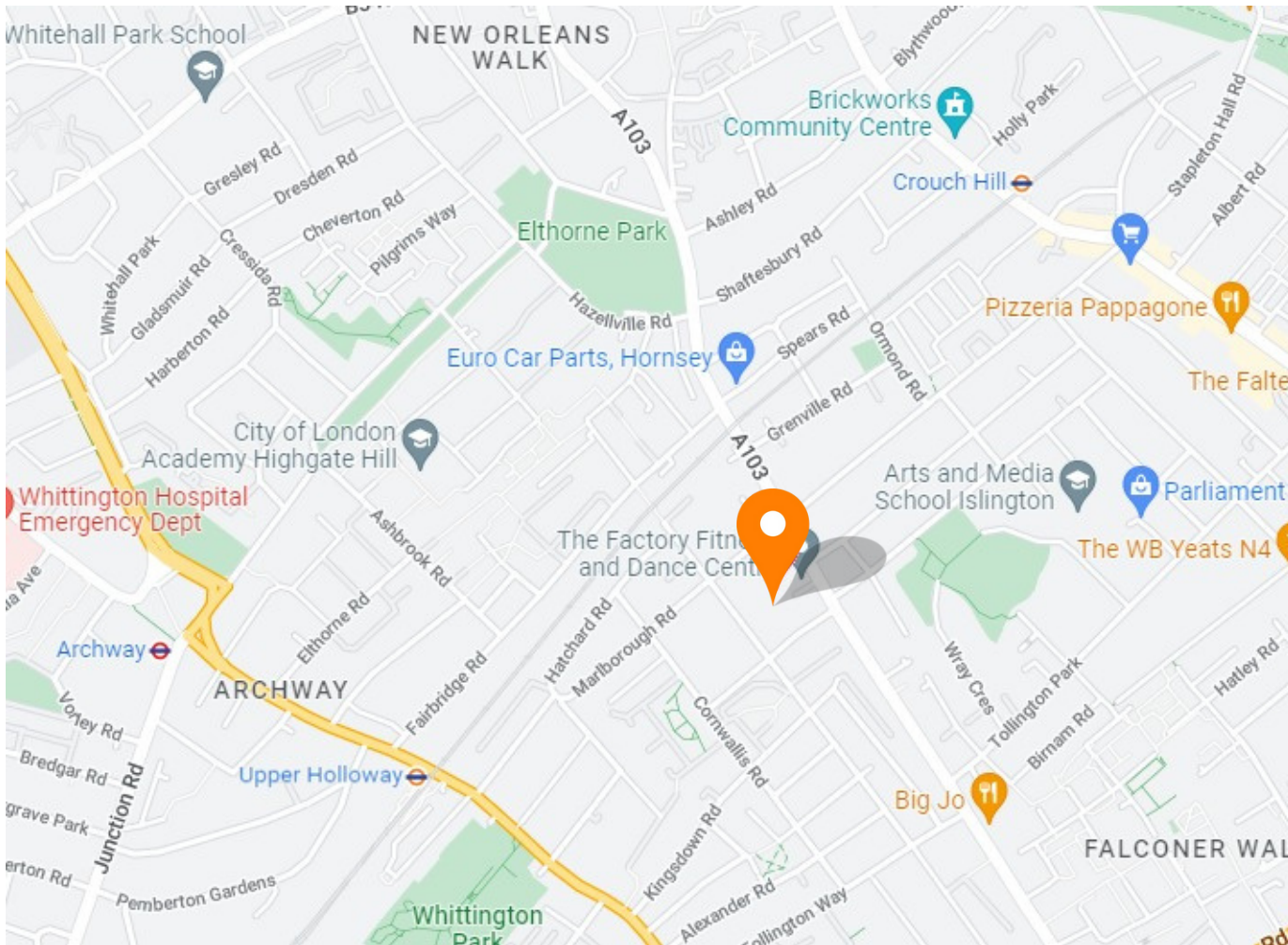
Availability

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
G10	76.36	822	£25	£10	£6	£33,702
Unit 1.1	101.07	1,088	£20	£10	£6	£39,096
Unit 1.8	82.8	666	£25	£10	£6	£27,675
Unit 1.9	82.86	892	£25	£10	£6	£37,023
Unit 2.1	147.80	1,591	£20	£10	£6	£57,276
Unit 2.7	80.08	869	£25	£10	£6	£35,957
Unit 2.8	53.51	576	£25	£10	£6	£23,821
Unit 3.1	100.89	1,086	£20	£10	£6	£39,240
Unit 3.8	112.59	1,212	£20	£10	£6	£42,552
Unit 4.0	96.89	1,043	£25	£10	£6	£31,980
Unit 4.1	103.86	1,118	£25	£10	£6	£27,224
Unit 4.5	96.89	1,043	£25	£10	£6	£32,431

Reduced rent (as shown) available until 1/4/25

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

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