

Electric Works - Unit 23, Hornsey Street, Islington, London, N7 8GR

TO LET

Healthcare / Leisure / Office

1,232 sq ft / 114.5 sq m

£35 per sq ft

A newly refurbished and exciting workspace and leisure development situated at the heart of North London



- E Class
- Good Decorative Order and Excellent Natural Light
- Air Conditioning, Kitchen and High Ceilings
- Up to 1GB High Speed Fibre Available (10MB Free)
- Onsite Commissionaire
- Additional Meeting Facilities Available

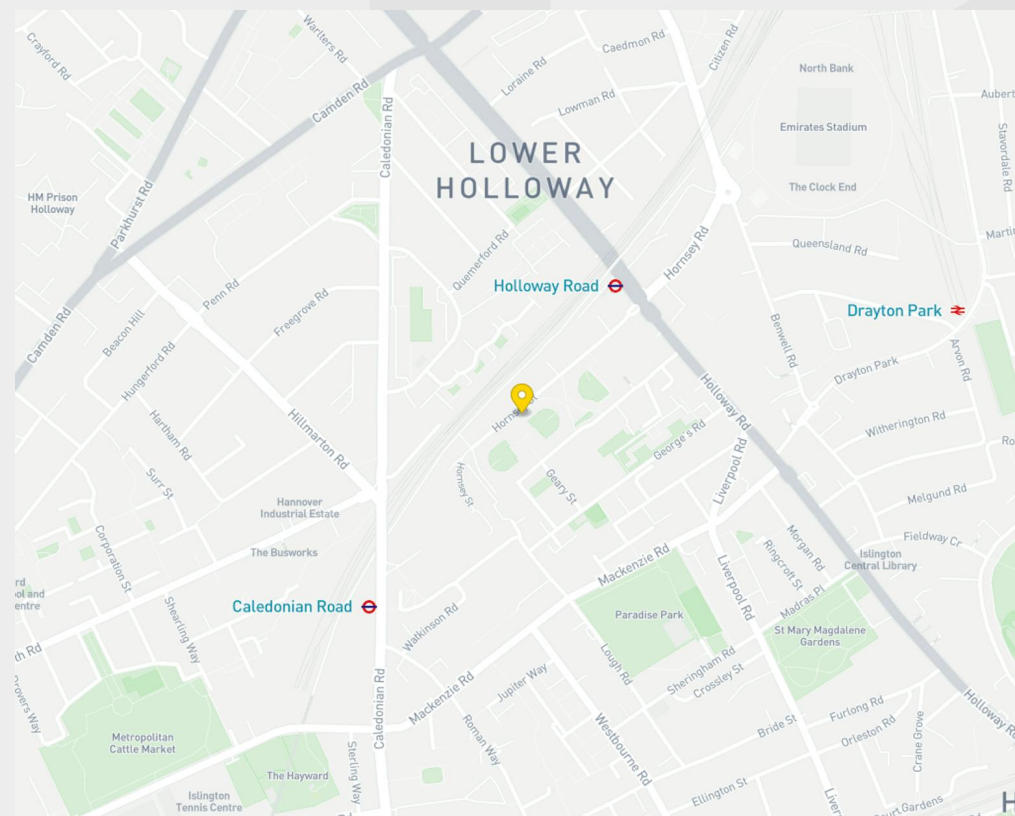


Description

A newly refurbished ground floor unit is arranged as a mostly open plan with very high ceilings. The unit benefits from a well-designed mezzanine floor providing extra space for meeting rooms partitioned in glass yet still leaving the rest of the space with high ceilings. A wide glazed frontage allowing excellent natural light with electric security shutters, as well as air conditioning, WC, 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.



Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	Office	749	69.58	-	£13	£3.50	Available
Mezzanine	Office	483	44.87	-	£13	£3.50	Available
Unit - 23 - Total	Office	1,232	114.46	£35 /sq ft	£13	£3.50	Available

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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