

# 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

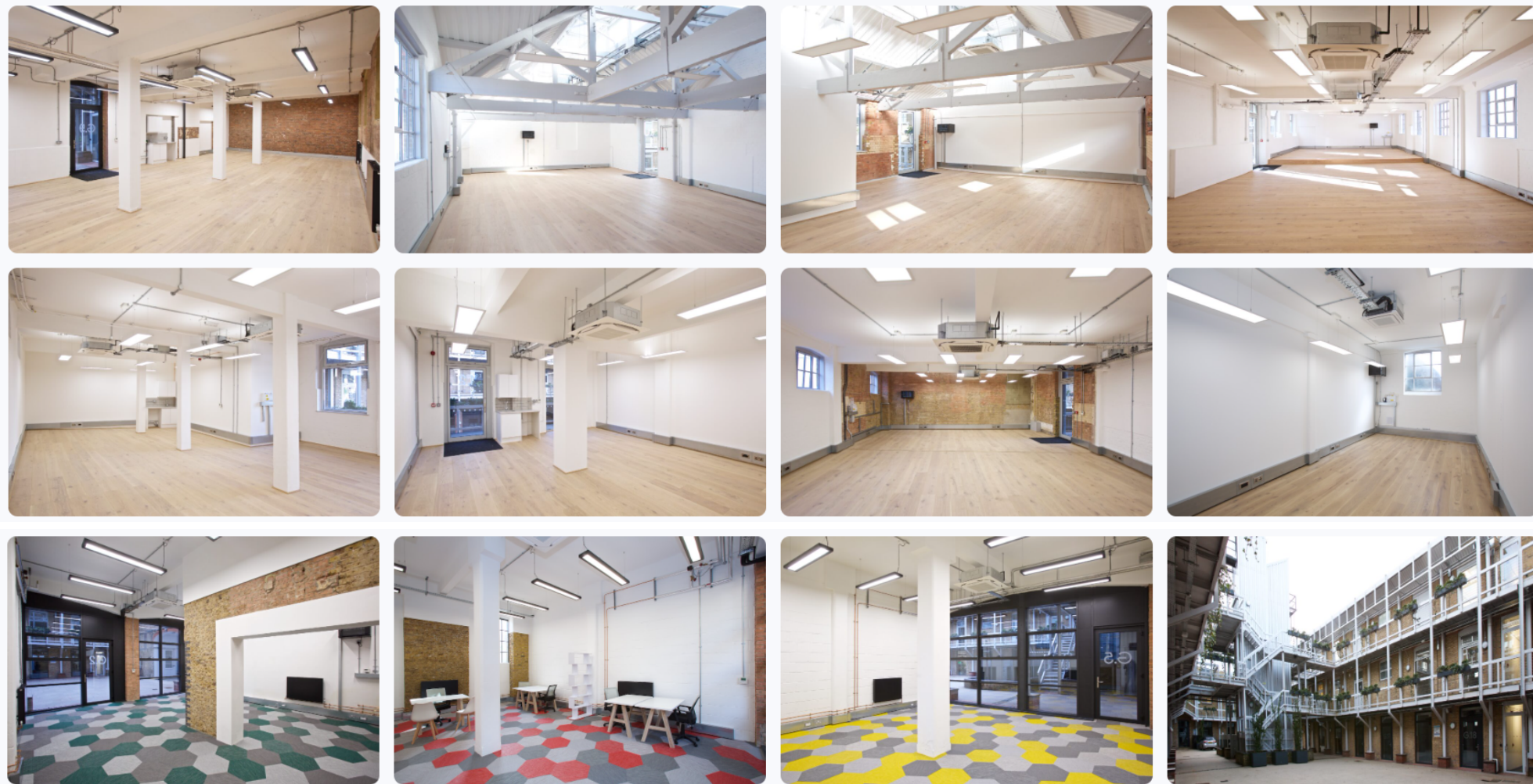
Available by way of a new lease direct from the Landlord.

## 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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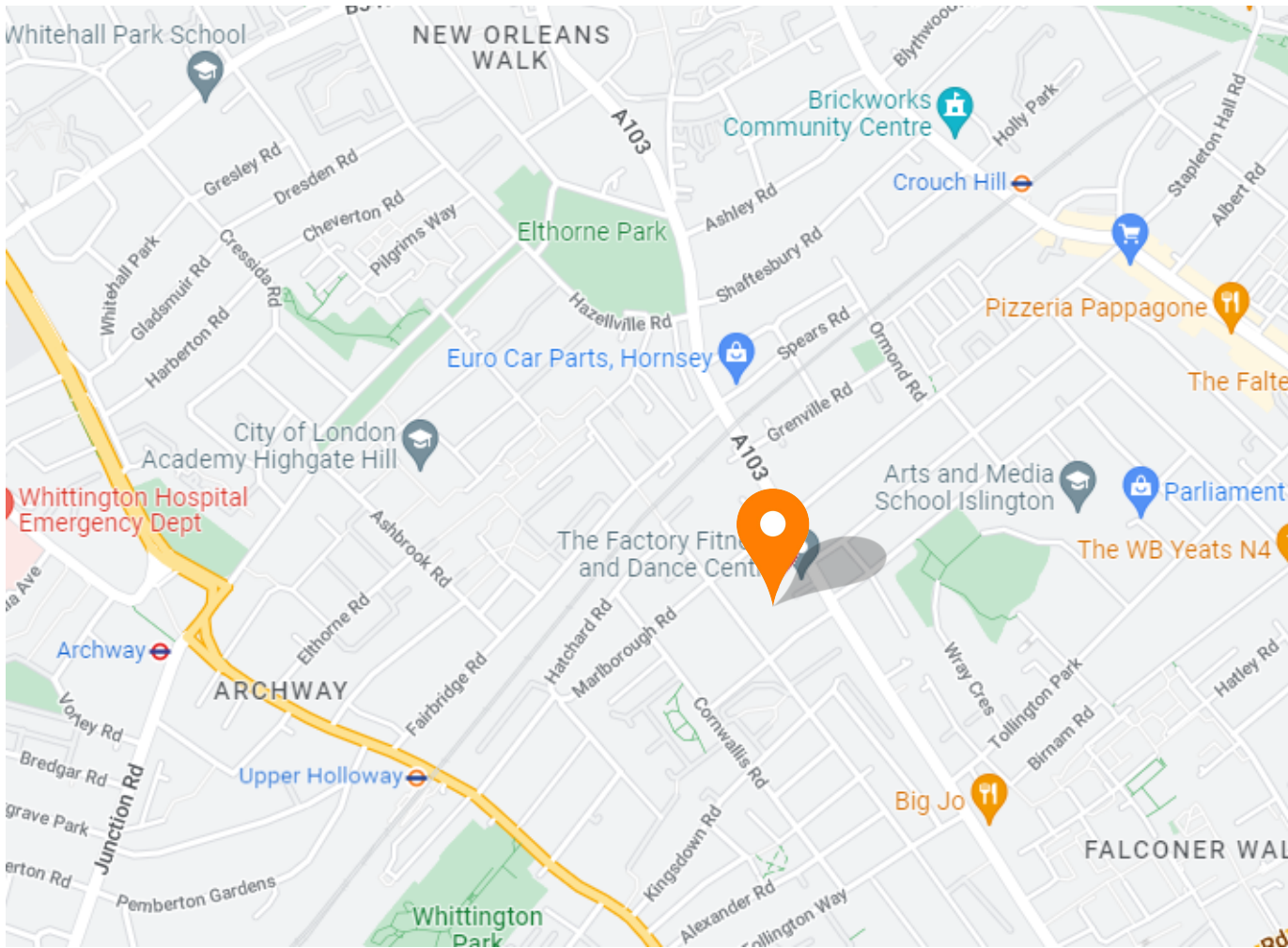
**THE WORKPLACE CO.** 

## AVAILABILITY

G.8	26.75	288	POA	TBC	£6	Please Enquire	Available
G.15	50.5	544	POA	TBC	£6	Please Enquire	Available
Unit 1.1	101.07	1,088	POA	TBC	£6	Please Enquire	Available
Unit 1.2	48.95	527	POA	TBC	£6	Please Enquire	Available
Unit 1.3	26.1	577	POA	TBC	£6	Please Enquire	Available
Unit 1.5	26.1	282	POA	TBC	£6	Please Enquire	Available
Unit 1.7	62.4	569	POA	TBC	£6	Please Enquire	Available
Unit 1.8	82.8	666	POA	TBC	£6	Please Enquire	Available
Unit 1.9	49.7	890	POA	TBC	£6	Please Enquire	Available
Unit 2.2	25.82	278	POA	TBC	£6	Please Enquire	Available
Unit 2.7	80.08	869	POA	TBC	£6	Please Enquire	Available
Unit 2.8	53.51	576	POA	TBC	£6	Please Enquire	Available
Unit 2.9	49.70	535	POA	TBC	£6	Please Enquire	Available
Unit 3.1	100.89	1,086	POA	TBC	£6	Please Enquire	Available
Unit 3.3	27.31	294	POA	TBC	£6	Please Enquire	Available
Unit 3.4	49.23	530	POA	TBC	£6	Please Enquire	Available
Unit 3.7	82.31	886	POA	TBC	£6	Please Enquire	Available
Unit 3.8	112.59	1,212	POA	TBC	£6	Please Enquire	Available
Unit 4.5	96.89	1,043	POA	TBC	£6	Please Enquire	Available

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## Contact

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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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