

Unit 159-163  
Islington Studios  
Marlborough Road  
Islington  
London  
N19 4NF

**TO LET -  
Flexible  
Terms**

**£12,900 - £71,640 Per  
annum**

Set on Marlborough Road just off  
the A1 Holloway Road with Upper  
Holloway mainline station, Archway  
Road and Archway station a short  
distance away



***Islington***



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

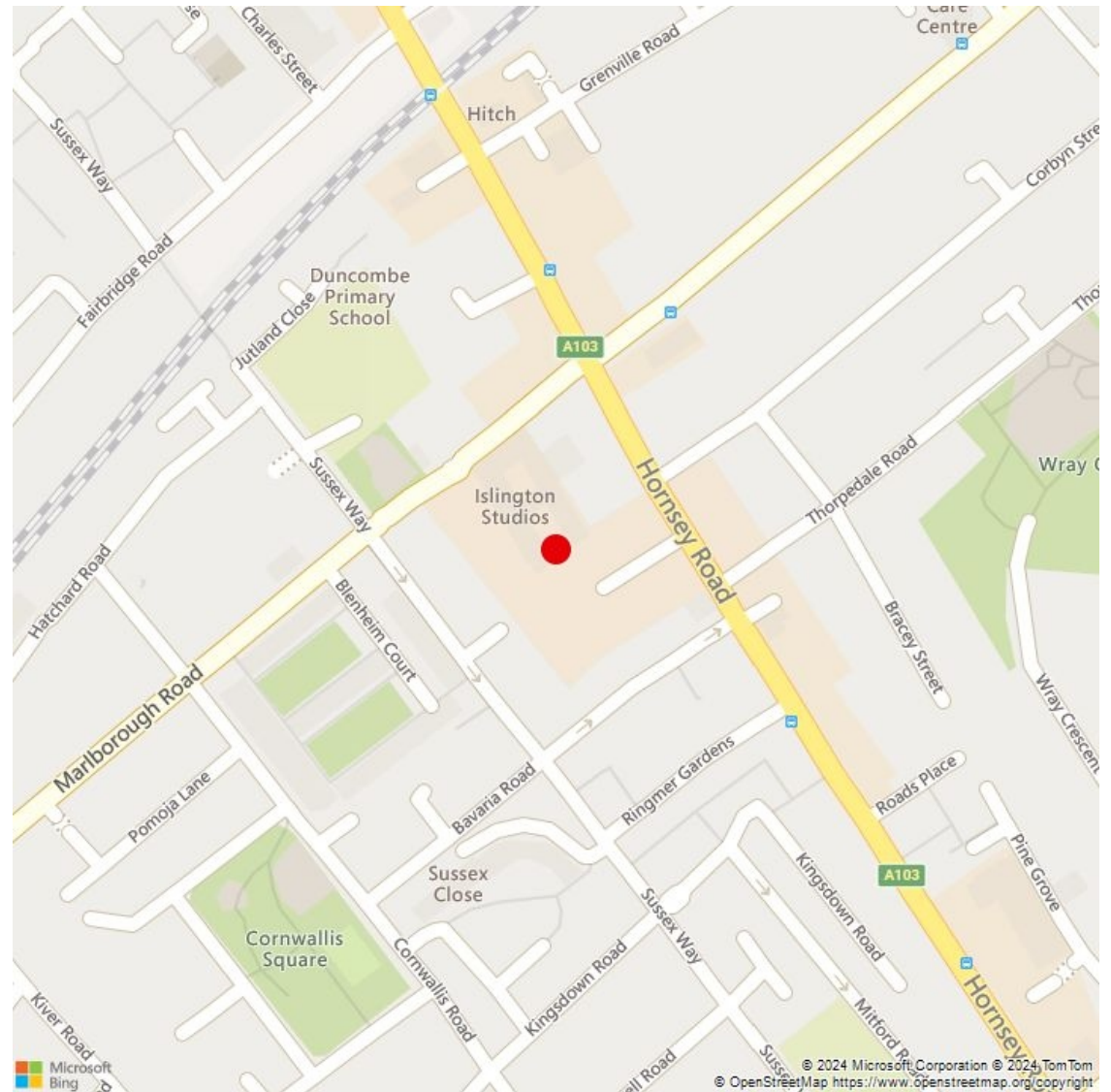
**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

26 units of business and studio space, each with own entrance ranging from 279 - 1991 sq.ft. approx. Completely refurbished. Flexible agreement terms. Benefits Loading bay, cafe, onsite centre manager and caretaker.

- Unit G9 286 sq.ft. approx. £53,280.00
- Unit G10 822 sq.ft. approx.- £37,020.00
- Unit G11 673 sq.ft. approx.- £30,360.00
- Unit G12 286 sq.ft. approx.- £12,900.00
- Unit G14 287 sq.ft. approx.- £12,960.00
- Unit G15 557 sq.ft. approx.- £25,020.00
- Unit G19 604 sq.ft. approx.- £27,180.00
- Unit 1.1 1086 sq.ft. approx. - £48,960.00
- Unit 1.3 578 sq.ft. approx.- £26,040.00
- Unit 1.5 282 sq.ft. approx. - £12,720.00
- Unit 1.7 573 sq.ft. approx. -£25,680.00
- Unit 1.8 675 sq.ft. approx.-£30,000.00
- Unit 1.9 903 sq.ft. approx.-£40,080.00
- Unit 2.1 1591 sq.ft. approx. - £71,640.00
- Unit 2.2 278 sq.ft. approx. -£12,600.00
- Unit 2.7 877 sq.ft. approx. -£39,120.00
- Unit 2.8 581 sq.ft. approx. -£25,920.00
- Unit 2.9 508 sq.ft. approx. -£24,120.00
- Unit 2.11279 sq.ft. approx. -£13,320.00
- Unit 3.1 1090 sq.ft. approx. - £48,960.00
- Unit 3.3 294 sq.ft. approx. -£13,320.00
- Unit 3.8 1182 sq.ft. approx. - £54,600.00
- Unit 4.0 1043 sq.ft. approx. - £47,040.00
- Unit 4.1 1976 sq.ft. approx. - £50,400.00
- Unit 4.5 791 sq.ft. approx. -£31,080.00
- Unit 4.6 573 sq.ft. approx. - £25,800.00



**Paul Simon Seaton**  
Commercial & Investment

**www.psscommercial.com**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

info@psscommercial.com

# 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



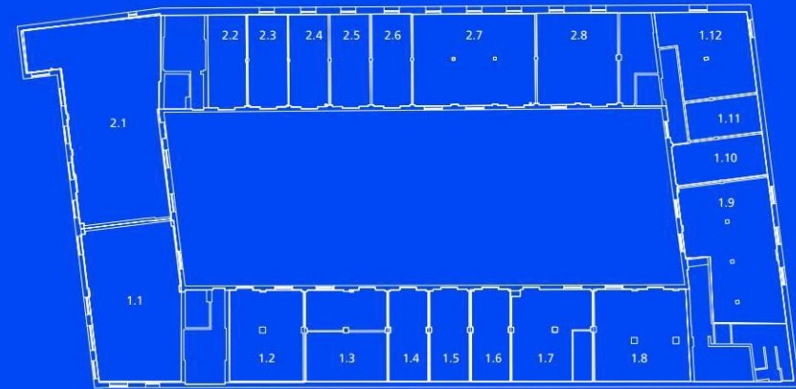
## Rent

£12,900 - £71,640 per annum

# 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



## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs

Each side to bear their own legal fees



**Paul Simon Seaton**  
Commercial & Investment

**www.psscommercial.com**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

info@psscommercial.com



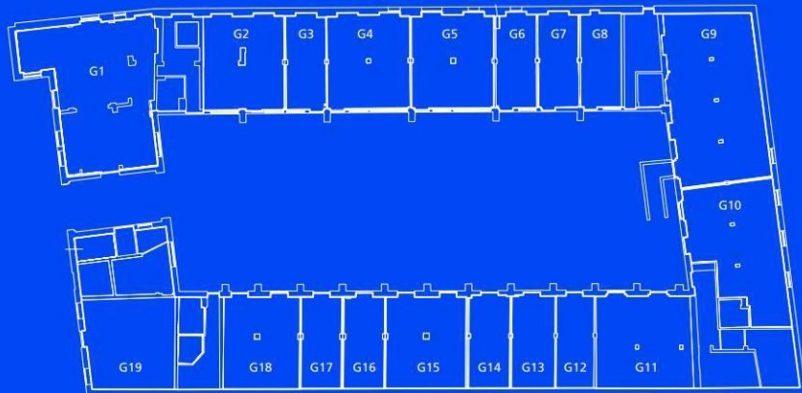
## Floorplans

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 café/

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



## Rates

Please enquire of the Local Authority

## EPC

Available upon request

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



**Paul Simon Seaton**  
Commercial & Investment

**www.psscommercial.com**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

info@psscommercial.com