

# 1A Elthorne Road, Holloway, London, N19 4AJ



## TO LET

Class E Retail / Leisure / Industrial /  
Office / Urban Logistics

36,673 sq ft / 3,407 sq m

£12.50 per sq ft



# E Class Building With 28 Car Parking Spaces and Dedicated Loading Bay



- Dedicated loading bay
- Substantial private 28 space car park
- Air conditioning
- Lift
- Private garden / outside space
- Suspended ceiling
- Kitchens
- Showers
- DDA compliant



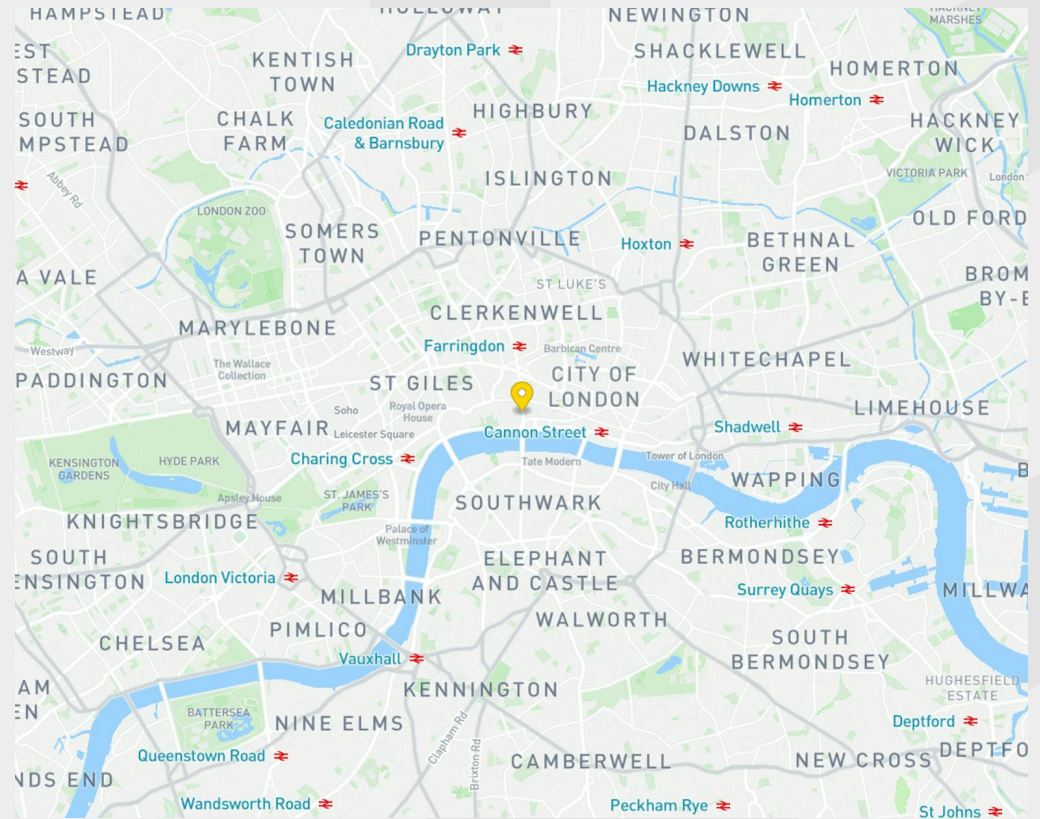


## Description

The building is situated over ground and 1st floors with the benefit of 28 car parking spaces. The floors are a mixture of open plan and cellular office space and benefit from two main access points off Elthorne Road at each end of the building. The building also has an access route via Holloway Road, which accesses the rear of the building through the private garden. Please note that any lease agreed would be subject to a mutual break at the 5th year.

## Location

Located on Elthorne Road, approximately 30 metres from the junction with Holloway Road (A1). Transport links for the property are excellent, with Archway (Northern line) located just a few minutes walk away



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	23,842	2,214.99	£12.50	£7.19	On Application	Available
1st	12,831	1,192.04	£12.50	£7.19	On Application	Available
Unit - Total	36,673	3,407.03	£12.50	£7.19	On Application	Available

### Tenure

New Lease

### EPC

C

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

Joe Tallis-Chisnall  
0797 028 0653  
joe.tallischnisnall@strettons.co.uk

Jon Cuthbert  
07817 657079  
jon.cuthbert@strettons.co.uk

Harry Robins  
07866 075 899  
harry.robins@strettons.co.uk

Effi Grussgott (Nextgen Real Estate)  
020 3405 0070



#### Further Information

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