



## AVAILABLE - TO LET

EXTENSIVELY REFURBISHED CHARACTER OFFICES/CREATIVE  
WORKSPACE

ISLINGTON STUDIOS, 159-163 MARLBOROUGH ROAD, ISLINGTON,  
LONDON N19 4NF

Office

For Rent, 214 - 3,000 Sq Ft £45.00 Per Sq Ft

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**  
EST 1931



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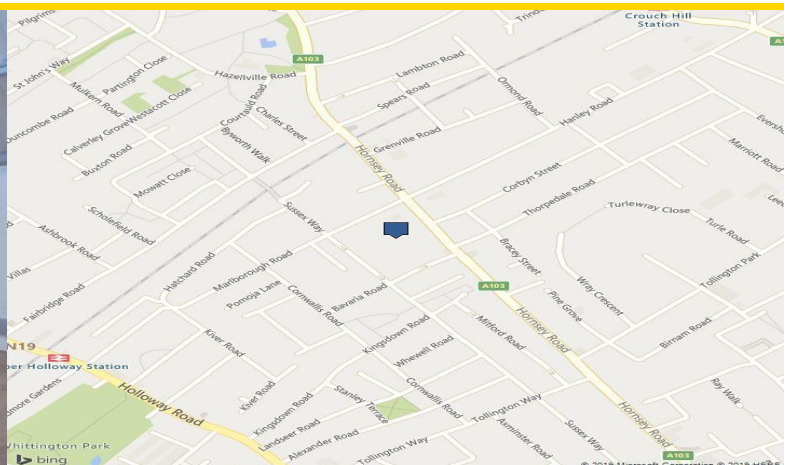
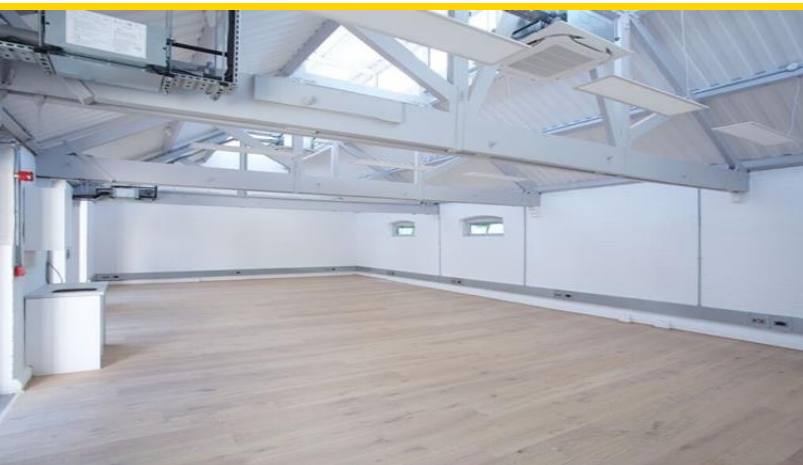
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## EXTENSIVELY REFURBISHED CHARACTER OFFICES/CREATIVE WORKSPACE

Located just a few minutes from Archway station, the recently refurbished Islington Studios offers distinctive and modern studio and workshop spaces in a media style, each overlooking a central courtyard within this historic building. Benefiting from an on-site café and courtyard in an ideal location this business centre provides the ideal space for a wide range of occupiers.

### Highlights

- True fibre 1gbps broadband connectivity
- Car/bicycle parking
- On-site café & showers
- Lift/elevator
- 24 hr access
- Demised kitchen/WC

Rent	£45.00 Per Sq Ft
Business Rates (Est)	C.£10 per sq. ft
Building type	Office
Service Charge (Est)	C.£5 per sq. ft
VAT	VAT is applicable
EPC Rating	TBC
Lease Details	New FRI lease available

Floor	Size Sq Ft	Status
All units	2,080	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>3,000</b>	

## Contact us

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Any party unrepresented by an RICS member or other property professional is advised of the existence of the RICS Code of Leasing and to obtain professional advice prior to submitting/agreeing any offer for the property  
<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>