



**STRETTONS**  
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# TO LET

**5-7 Hornsey Street, London, N7 8G8**

E-Class Ground floor units suitable for a wide range of uses, including Storage and Distribution, Trade Counter, Logistics, Gym, Leisure, Office and Studio.

4,000 to 9,311sq ft / 371.61 to 865.02sq m



**INDUSTRIAL TO LET**

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## Description

The units benefit from high ceilings (5.3m) and are completely self-contained with excellent ground-floor loading (15 KN/m<sup>2</sup>) and 3-phase power. The ground floor has been historically occupied as a gym and has the potential to be used for storage and distribution uses. Loading doors could be installed to the rear elevation and can be accessed from the yard to the rear. Due to the generous ceiling heights, there is scope for a potential mezzanine of up to 4,000sq ft.

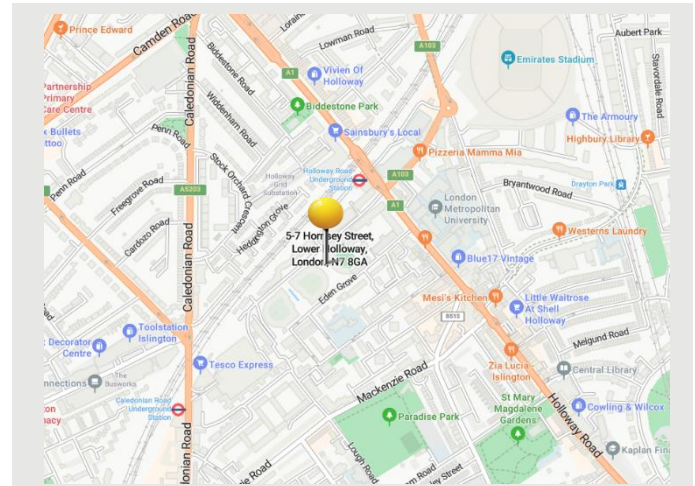
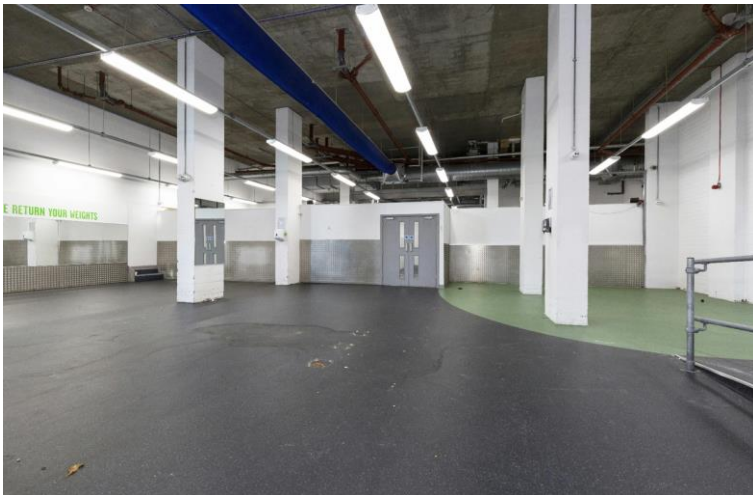
## Location

The property is located within the Electric Works development consisting of 65,000 sq ft of commercial space and is located on Hornsey Street just off Holloway Road. Holloway Road Underground Station is within a 1-minute walk (Piccadilly Line), as well as Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) both being within a close walking distance.

The area supports a diverse range of local occupiers with The Emirates Stadium being close by. Nearby occupiers include Nando's, Tesco, Costa Coffee, Boots, UPS, Waitrose, Taco Bell, Pret a Manger and many more.

## Accommodation

|        | SQ FT | SQ M   |
|--------|-------|--------|
| Ground | 9,311 | 865.02 |



Tenure

New Lease

EPC

D

VAT

Upon Enquiry

Rent

£26.50 psf

## Contacts

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Further Information [View on Website](#)

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## Floor Plan

