

**FULLY FITTED MEDIA
STYLE OFFICE**

**BENWELL STUDIOS
HIGHBURY EAST
N7**

2,035 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

The unit is situated inside a converted warehouse premises designed by Carver Haggard Architects within a private courtyard in the heart of Highbury. The property benefits from original features including exposed beams and painted brickwork, together with crittal windows, good natural light and double height ceilings in part. Each unit has its own kitchenette & WCs. The development is to offer modern shower and bike facilities, an outside terrace break-out area.

AMENITIES



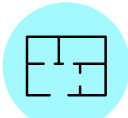
FULLY FITTED



EXCELLENT NATURAL LIGHT



WAREHOUSE STYLE
FEATURES



OPEN PLAN



AIR CONDITIONING



PRIVATE TERRACE



24 HOUR SECURITY



COURTYARD



BIKE RACKS

FULLY FITTED MEDIA STYLE OFFICE WITHIN A GATED COMPLEX



BELCOR

BENWELL STUDIOS
HIGHBURY EAST, N7



TRANSPORT

Holloway Road - 5 mins



Drayton Park - 8 mins



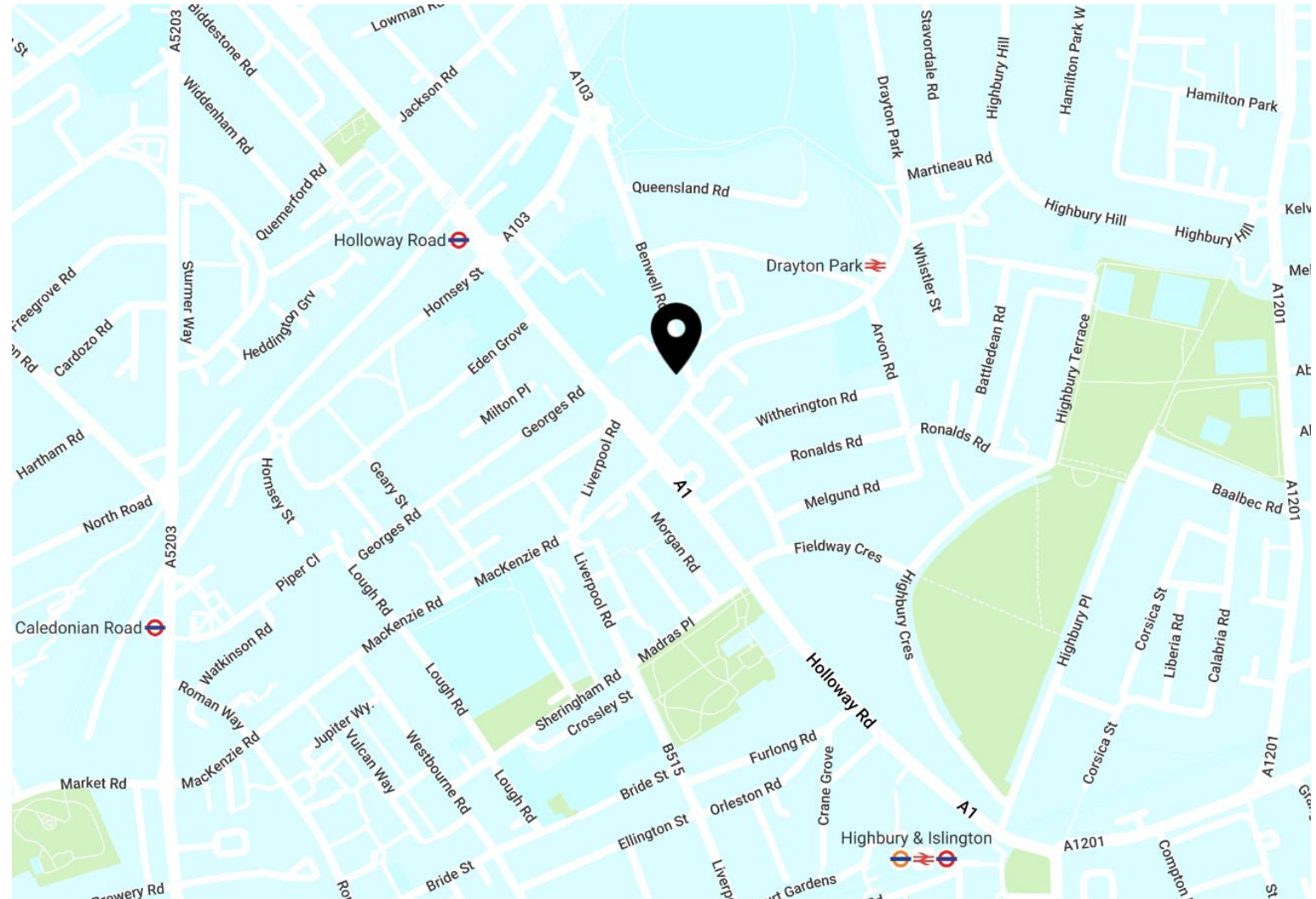
Highbury & Islington - 9 mins



AREA

The area benefits from excellent transport links with the premises being within 0.3 miles of Holloway Road Station which is just two stops to Kings Cross St Pancras Station on the Piccadilly Line, providing easy access to the City fringe, the City and West End. Highbury & Islington Station is 0.5 miles from the property providing both tube services on the Victoria Line and Overground Services for direct access to London's trendy East End. Drayton Park, Arsenal and Caledonian Road stations are also all within close walking distance.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 3	2,035	Available	£37.50	£16.00	£10.00	£10,769

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

ROB ELMAN AGENCY



re@belcor.london
07867 494 173

020 7375 3444
www.belcor.london

