

Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²

020 7101 2020
compton.london



Compton

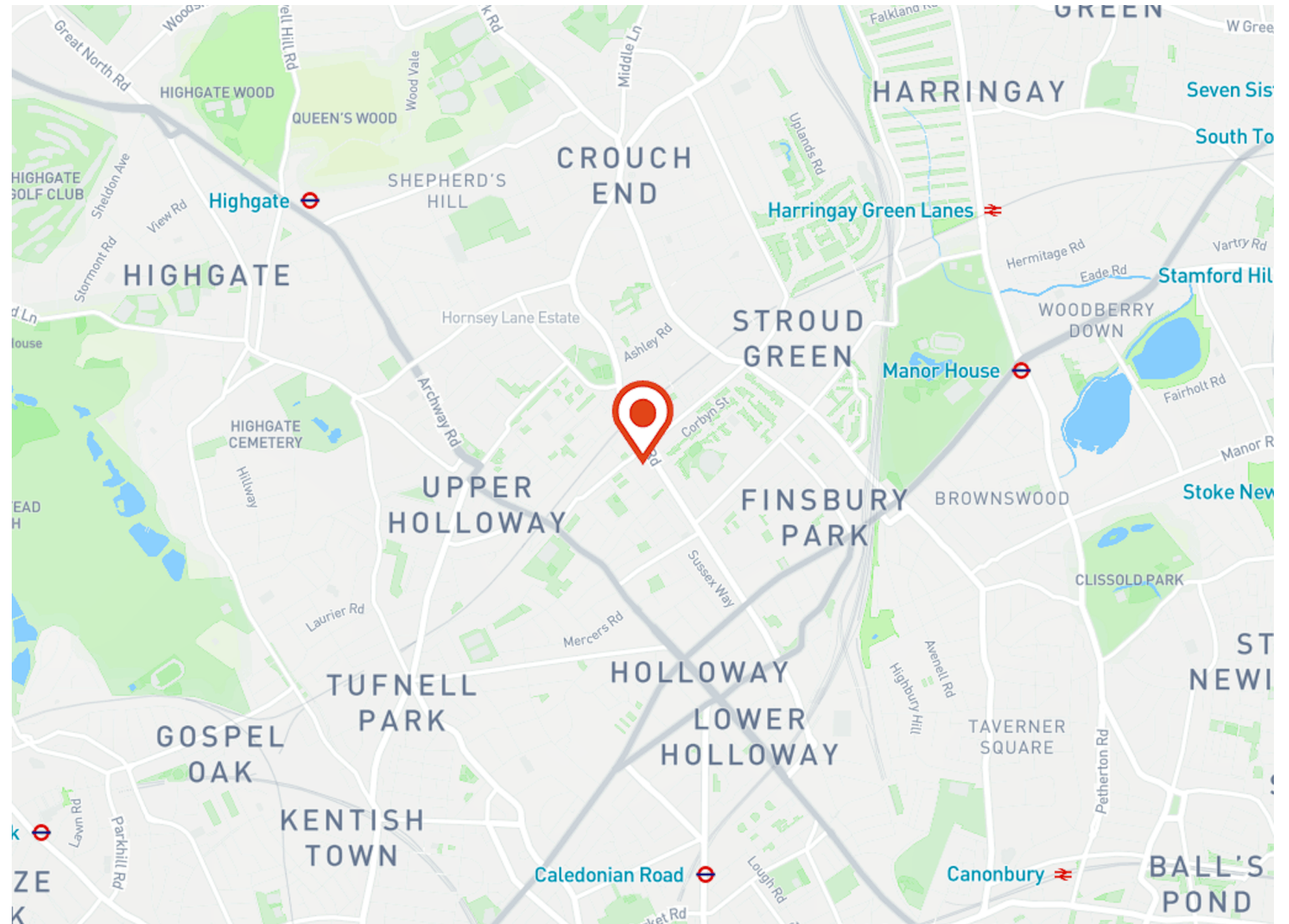
Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²



Location

Islington Studios is located in an attractive part of North London in the London Borough of Islington, approximately one mile west of Finsbury Park, one mile south of Crouch End and approximately three miles north of Central London.

The area has benefitted from significant regeneration and gentrification in the past decade and the Archway/Holloway area is now considered a desirable location for people to live and work.

Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²



Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²



Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²

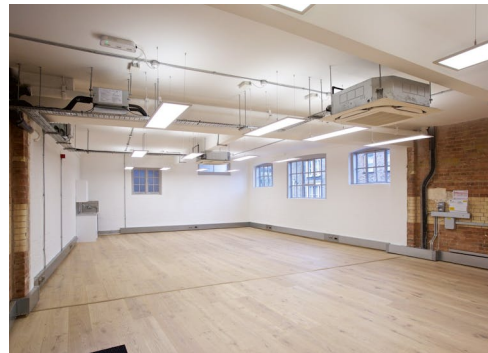


Compton

Islington
Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent
200 to 4,899 ft²



Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²

Amenities

- Wide range of unit sizes available
- Offering fitted or non fitted units
- Flexible agreement terms
- Units available for immediate occupation
- Secure communal courtyard
- On-site Building Manager and Caretaker
- Café
- Waterproof and secure bike storage facilities available
- Communal meeting room
- Air conditioning
- Super fast, plug and play, fibre broadband

Description

Islington Studios is an attractive Victorian warehouse conversion situated within a secure and gated development which has recently undergone a complete refurbishment to bring all interiors to a modern standard led by elements inspired by the building's past.

The development is currently home to an eclectic mix of occupiers ranging from creative, fashion and music.

This characterful offering includes communal bike storage, kitchenettes, WC's, meeting rooms & DDA compliant lifts and level access throughout.

All units are provided refurbished and open plan, but can be provided fully fitted - subject to terms.

Virtual Tour: <https://my.matterport.com/show/?m=VaCT9sgaTDK>

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²

Content

[View in Virtual Reality](#)



[View on Website](#)



Terms

New Full Repairing & Insuring Lease or License available for a term by arrangement direct from the Freeholder.

VAT

The property is elected for VAT.

Legal Costs

Each party is to bear its own costs.

Business Rates

Interested parties are advised to make their own enquires directly with the Local Authorities.

Local Authority

London Borough of Islington

Compton

Islington

Islington Studios
161 Marlborough Road
N19 4NF

Islington Studios situated within a gated development offers newly refurbished studio and office spaces available on flexible lease terms.

For Rent

200 to 4,899 ft²

Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
4th - Unit 4.1	1,976	£35	£10	£5.52	£50.52	£8,318.96	£99,827.52	Available
3rd - Unit 3.8	1,182	£35	£10	£5.52	£50.52	£4,976.22	£59,714.64	Available
2nd - Unit 2.7	877	£35	£10	£5.52	£50.52	£3,692.17	£44,306.04	Available
Unit - 1.5	282	£35	£10	£5.54	£50.54	£1,187.69	£14,252.28	Available
Basement	200	£35	£10	£5.52	£50.52	£842	£10,104	Available

Compton

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Andy Gilbert
ag@compton.london
07833993714

Alex Sugar
as@compton.london
07585 793 379

Robyn Vaughan
rv@compton.london
07840 838 359

