

Islington Studios

Located moments away from Archway and Upper Holloway stations, Islington Studios offers you the chance to become one of the first tenants following the exciting redevelopment. Designed with a view to incorporate a good tenant mix, this creative hub is an exemplar of modern working space. All units have been recently refurbished with LED lighting and a mixture of either modern bolon floors or wide board wooden flooring. The development incorporates a fantastic communal courtyard, fully licensed restaurant/cafe, showers and bicycle storage, and an onsite gym. All units offer fantastic natural light, air conditioning, and are in Plug & Play state, with fibre and perimeter trunking already in place. Each of the spaces are self-contained and have their own entrances onto the central courtyard.

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



Islington Studios

59-163 Marlborough Road, London, N19 4NF



LEASE TERM

Available by way of a new lease direct from the Landlord.

Also available as a fully managed lease from £2,500pm managed by **WORKPLACE+**

SPECIFICATION

- Perimeter Trunking
- Drop Down Strip LED Lighting
- New Flooring
- Fitted Kitchenette
- Cycle Racks
- Showers
- Lift
- Car Parking
- Communal Courtyard
- Fitted Options Available
- On-site Gym
- On-site Restaurant

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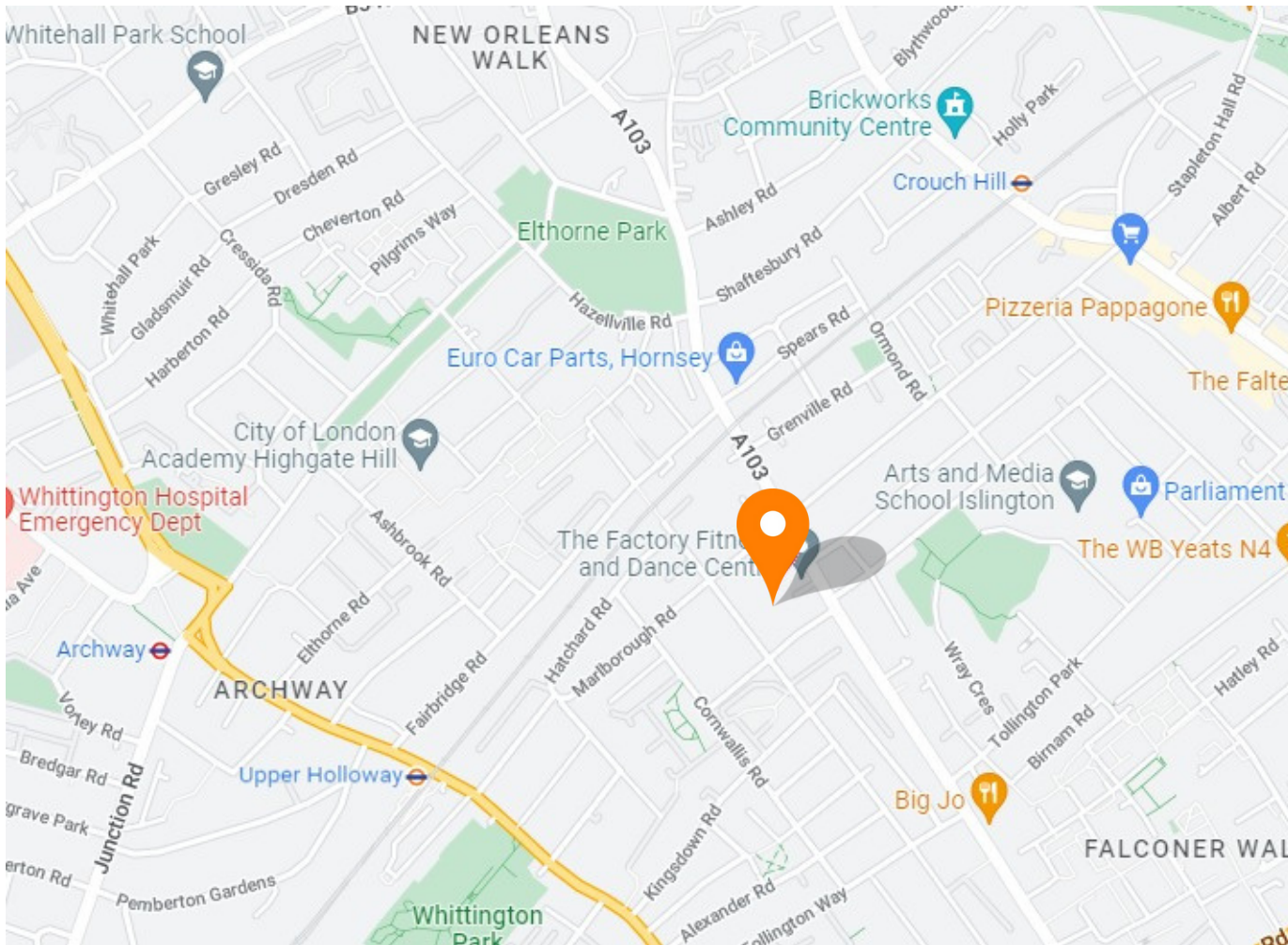
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AVAILABILITY

Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
G2	53.23	573	£48.50	TBC	£6	Please Enquire
G3	26.38	284	£48.50	TBC	£6	Please Enquire
G6	26.19	282	£48.50	TBC	£6	Please Enquire
G15	50.54	544	£48.50	TBC	£6	Please Enquire
Unit 1.1	101.07	1,088	£48.50	TBC	£6	Please Enquire
Unit 1.3	26.1	577	£48.50	TBC	£6	Please Enquire
Unit 1.5	26.1	282	£48.50	TBC	£6	Please Enquire
Unit 1.7	62.4	569	£48.50	TBC	£6	Please Enquire
Unit 1.8	82.8	666	£48.50	TBC	£6	Please Enquire
Unit 1.9	49.7	890	£48.50	TBC	£6	Please Enquire
Unit 2.2	25.82	278	£48.50	TBC	£6	Please Enquire
Unit 2.7	80.08	869	£48.50	TBC	£6	Please Enquire
Unit 2.8	53.51	576	£48.50	TBC	£6	Please Enquire
Unit 2.9	49.70	535	£48.50	TBC	£6	Please Enquire
Unit 3.1	100.89	1,086	£48.50	TBC	£6	Please Enquire
Unit 3.3	27.31	294	£48.50	TBC	£6	Please Enquire
Unit 3.7	82.31	886	£48.50	TBC	£6	Please Enquire
Unit 3.8	112.59	1,212	£48.50	TBC	£6	Please Enquire
Unit 4.0	96.89	1,043	£48.50	TBC	£6	Please Enquire
Unit 4.1	103.86	1,118	£48.50	TBC	£6	Please Enquire
Unit 4.5	96.89	1,043	£48.50	TBC	£6	Please Enquire

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

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THE WORKPLACE CO. 