

**Tel: 020 7336 1313**

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PAGE** 

Commercial Office Space

256 – 785 sq. ft.

**Flexible offices to let on inclusive terms near Holloway Road Station**

# TO LET

## **St Mark's Studios, 14 Chillingworth Road, Islington N7 8QJ**



### **LOCATION**

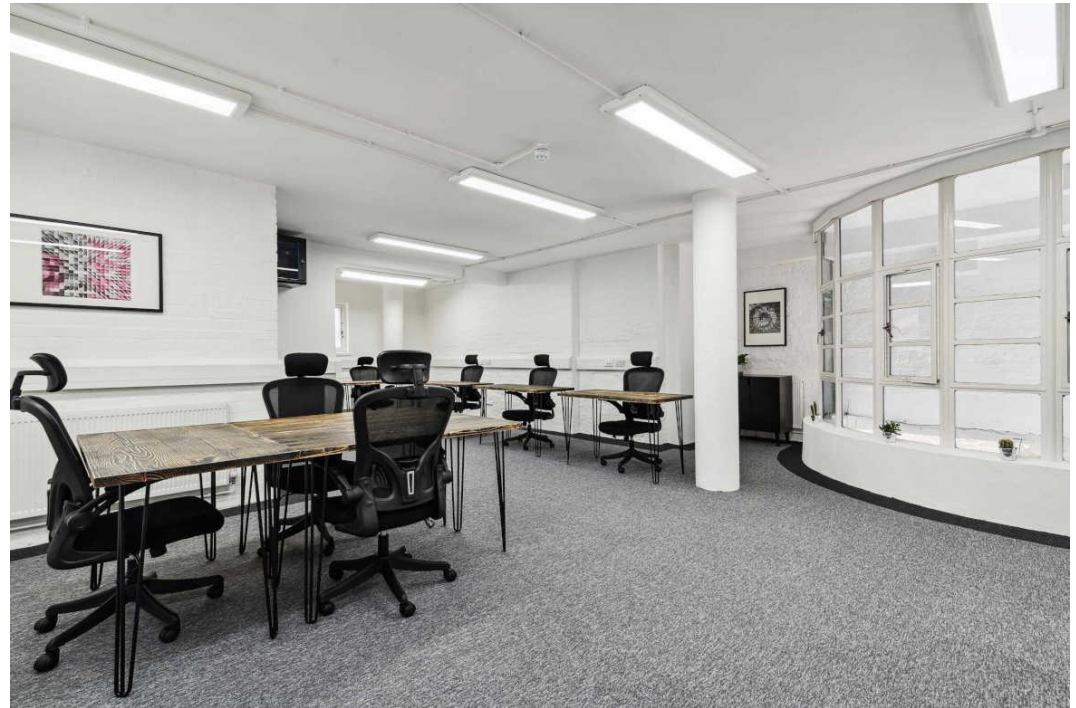
The property is located between Holloway Road and Highbury & Islington stations providing excellent links to central London and further afield. The building is ideally located to access amenity rich areas such as Kings Cross, Finsbury Park and Angel.

### **TRANSPORT**

Holloway Road (Piccadilly line)  
Highbury & Islington (Victoria line and Overground)  
Caledonian Road (Piccadilly line)  
Drayton Park (National Rail)

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

This impressive period building has a range of small office suites available on inclusive terms.

The building benefits from an on-site building manager, end of trip facilities and a new impressive tenants lounge with bookable meeting rooms, a kitchen and breakout working space.

## AMENITIES

- Flexible lease terms
- Dedicated building manager
- Passenger lift
- Brand new tenants lounge
- Communal meeting space
- 24 hour access
- Furniture available by arrangement
- Communal courtyard

## AVAILABILITY

Unit	Size Sq. Ft.	Guide Desk No.	Price PCM	Rates PCM	Total Occupational Costs PCM
27	256	4	£1,300	£307*	£1,607
5	334	5	£1,698	£378*	£2,076
29	415	6	£2,110	£409*	£2,519
4	453	6	£2,303	£513	£2,816
26	506	7	£2,572	£552	£3,124
28	528	8	£2,684	£604	£3,288
17	581	8	£2,953	£665	£3,618
24	785	11	£3,990	£859	£4,849

\*may qualify for small business rates relief

## LEASE

New flexible licence agreement for a term by arrangement.

## PLEASE CONTACT

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