AVAILABLE TO LET

Unit 16-18, Studios Holloway, N7
Modern studio office within a contemporary mixed-use development

Office for rent, 3,929 sq ft, £37.50 psf

To request a viewing call us on 020 7391 7100
For more information visit https://realla.co/m/27963-unit-16-18-studios-holloway-n7-16-18-studios-holloway-hornsey-street

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Unit 16-18, Studios Holloway, N7
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A modern, studio office over ground and mezzanine floors within an exciting mixed use development and located 100 meters from Holloway Road Underground Station.

Studios Holloway is an integrated, flexible, collaborative workspace in a mixed use development. Existing occupiers include Bikram yoga specialists, a gym operator, media consultancies and architects.

Highlights

- 16-18 Studios Holloway has the following amenities
- Double height glazed frontage
- Good natural light
- Air conditioning
- Modern suspended lighting
- Private WCs and kitchenette
- Fully accessible raised floors
- Upto 1GB high speed fiber available (10Mb free)
- Onsite commissionaire
- Communal meeting facilities available
- Secure bike storage
- Car parking available via separate arrangement
- Private breakout area

Property details

Rent £37.50 psf
Est. S/C £2.50 psf
Est. rates payable £10.50 psf
Size 3,929 sq ft

Lease details

A new flexible lease directly from the Landlord.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size sq ft</th>
<th>Rent psf</th>
<th>Service charge psf</th>
<th>Rates psf</th>
<th>Total pa</th>
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</thead>
<tbody>
<tr>
<td>Mezzanine</td>
<td>1,668</td>
<td>£37.50</td>
<td>£2.50</td>
<td>£10.50</td>
<td>£84,234.00</td>
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<tr>
<td>Ground</td>
<td>2,261</td>
<td>£37.50</td>
<td>£2.50</td>
<td>£10.50</td>
<td>£114,180.50</td>
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<tr>
<td>Total</td>
<td>3,929</td>
<td></td>
<td></td>
<td></td>
<td>£198,414.50</td>
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* All sizes NIA

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