

Flexible Lease Terms
-
Newly Refurbished



ISLINGTON STUDIOS

159-163 Marlborough Rd, London N19 4NF



LEASE TERM

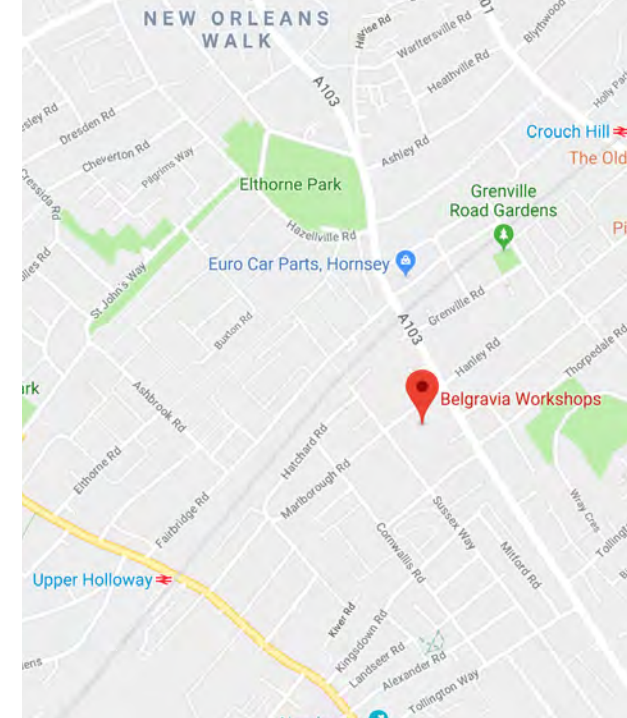
Available by way of new leases direct from the Landlord.

DESCRIPTION

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.

AMENITIES

- Newly refurbished
- New Daikin air conditioning
- Central heating
- Perimeter trunking
- Drop down strip LED lighting
- Modern bolon (Lower floors) or wide board wooden (Upper floors) flooring
- Fitted kitchenette
- Cycle racks
- Showers
- Lift
- Car parking
- Communal courtyard
- Fitted options available
- Onsite gym (Available soon)
- Onsite licensed restaurant



CONTACT

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AVAILABILITY

FLOOR	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Basement	1391	POA	TBC	£6.00	POA	Available
G.2	567	POA	TBC	£6.00	POA	Available
G.4	583	POA	TBC	£6.00	POA	Available
G.9	1170	POA	TBC	£6.00	POA	Available
G.10	814	POA	TBC	£6.00	POA	Available
G.12	264	POA	TBC	£6.00	POA	Available
G.15	544	POA	TBC	£6.00	POA	Available
G.18	531	POA	TBC	£6.00	POA	Available
G.19	604	POA	TBC	£6.00	POA	U/o
1.3*	577	POA	TBC	£6.00	POA	Available
1.5*	282	POA	TBC	£6.00	POA	Available
1.6	282	POA	TBC	£6.00	POA	U/o

FLOOR	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1.7*	569	POA	TBC	£6.00	POA	Available
1.8	672	POA	TBC	£6.00	POA	Available
1.9	892	POA	TBC	£6.00	POA	U/o
1.12	535	POA	TBC	£6.00	POA	Available
2.1	1588	POA	TBC	£6.00	POA	Available
3.1	1087	POA	TBC	£6.00	POA	Available
3.7	893	POA	TBC	£6.00	POA	Available
4.0	797	POA	TBC	£6.00	POA	Available Soon
4.2	566	POA	TBC	£6.00	POA	Available
4.3	587	POA	TBC	£6.00	POA	Available
4.5	690	POA	TBC	£6.00	POA	Available