

6-10 HORNSEY STREET LONDON, N7 8GR

# UNIT 2

600 SQ. FT. (56 SQ. M.)

ELECTRIC  
WORKS N7

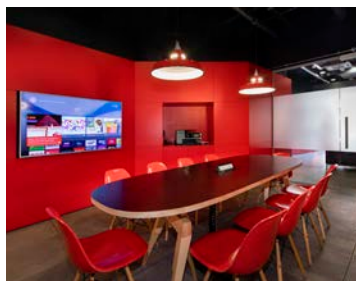
[ELECTRICWORKSN7.CO.UK](http://ELECTRICWORKSN7.CO.UK)

## CREATIVE WORKSPACE IMMEDIATELY AVAILABLE



### DIRECT FRONTAGE TO HORNSEY STREET

- Excellent natural light
- Fitted for open plan B1 use
- Security and concierge
- Less than a minutes' walk from Holloway Road Tube

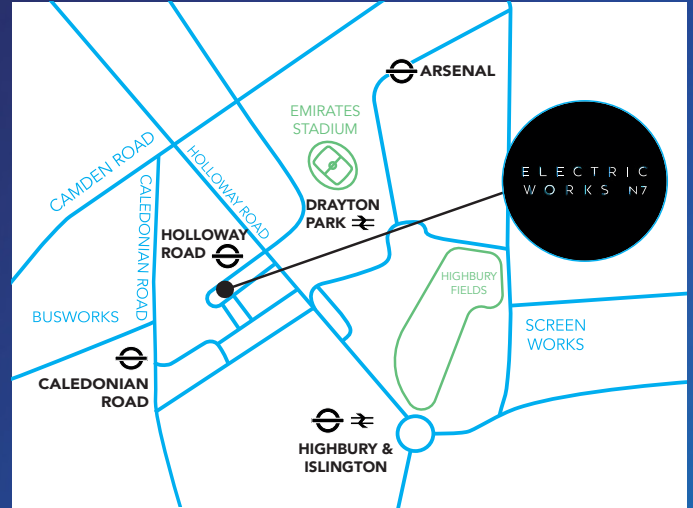




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# UNIT 2

A newly refurbished ground floor unit arranged as mostly open plan. The unit benefits from a prominent location opposite Tesco Metro, glazed frontage with electric roller shutters, as well as DDA WC, good decorative order and a separate kitchen area to the rear.



- Flexible uses within class E
- Own kitchen
- Own WC and wetroom
- Self contained with own front door
- Air conditioned
- Fully accessible raised floor
- High speed internet provided
- Designated courtyard for commercial tenants
- Onsite meeting facilities by arrangement
- High ceilings
- Excellent natural light throughout
- Cycle facilities
- Access to meeting/chill out room



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