

6-10 HORNSEY STREET LONDON, N7 8GR

UNIT 22

1,500 SQ.FT. (139 SQ M)

ELECTRIC
WORKS N7

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1,500 SQ FT PHARMACEUTICAL SPACE LOCATED OPPOSITE A NEW NHS DOCTORS SURGERY



IMMEDIATELY AVAILABLE

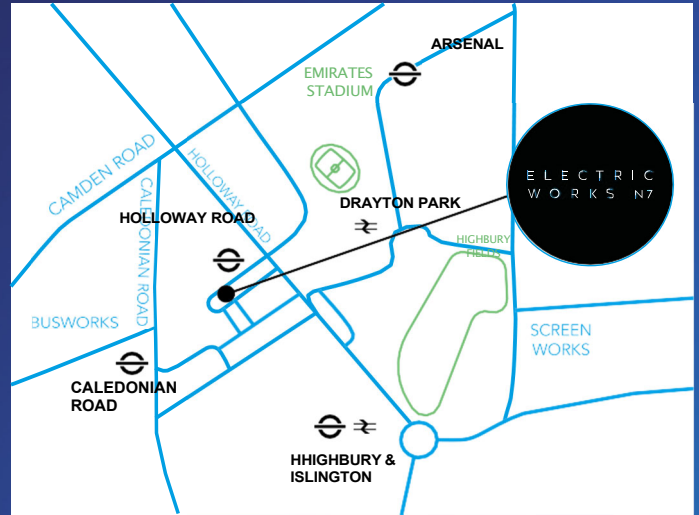
- Double Frontage
- Excellent Natural Light
- Immediately available
- Located directly across a new NHS doctor surgery with refurbishments completing in Summer 2024



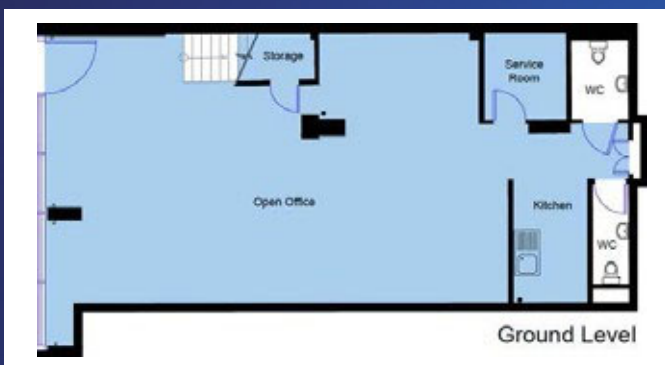
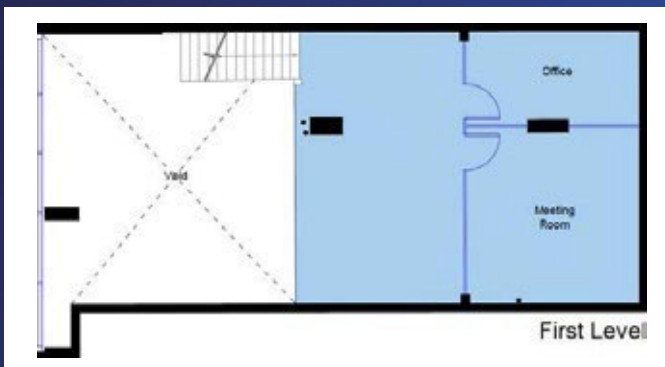
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Unit 22 fronts Hornsey Street and is conveniently located just a 3-minute walk from **Holloway Road Underground Station** (Piccadilly Line). The area boasts several shops, restaurants, offices, and leisure facilities within meters of the front door. Additionally, a new NHS Doctors surgery that is serving over 9,000 patients and experiencing rising numbers. The NHS space is currently undergoing refurbishment and is set to be completed in summer 2024. Once finished, it will be a modern, progressive integrated health center featuring a fully functioning GP practice and community services such as physiotherapy and pediatrics, conveniently located just across the road.



- Pharmacy space.
- Own kitchen.
- Own WC.
- Self contained with own front door.
- Air conditioned.
- Fully accessible raised floor
- High speed internet provided.
- Mezzanine meeting area.
- Onsite meeting facilities by arrangement.
- High ceilings.
- Excellent natural light throughout.
- Cycle facilities.
- Access to meeting/chill out room.
- Conveniently located just across the road from NHS Practice



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