

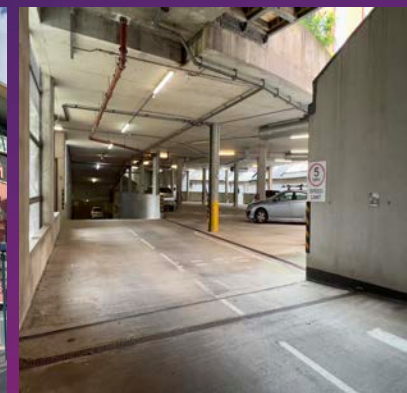
5-7 Hornsey Street, London N7 8GA

5-7 HORNSEY ST

9,311 SQ FT (865 SQ M) plus
Potential Mezzanine
4,000 SQ FT (371 SQ M)

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Self-Contained Unit Suitable for:
**TRADE / LIGHT INDUSTRIAL
STUDIO AND WORKSHOP
SPACE**

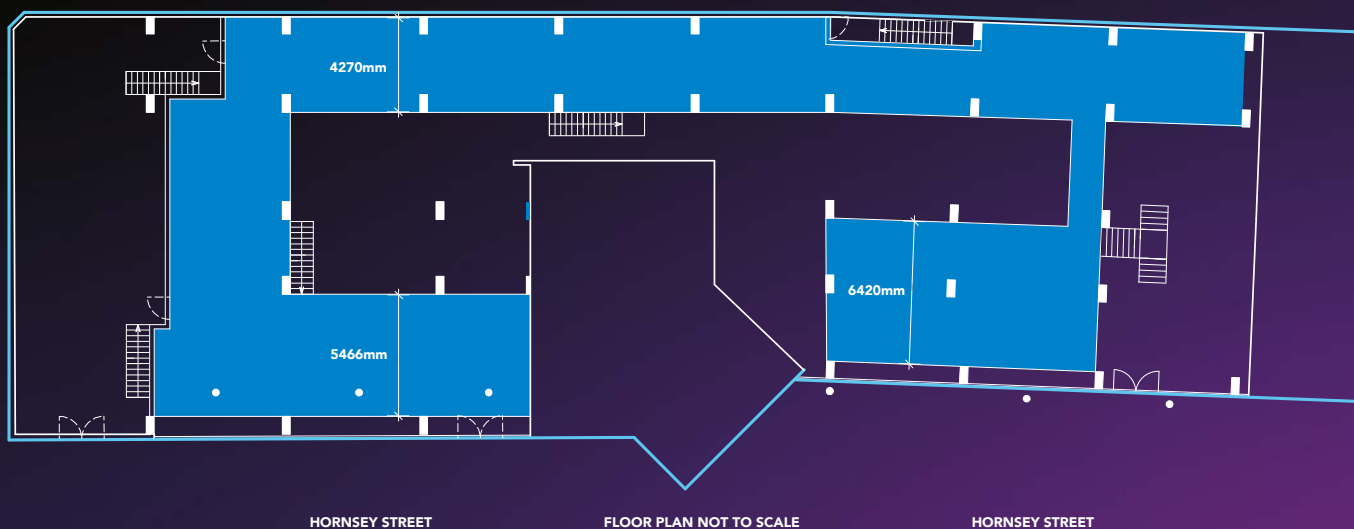
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AVAILABLE

- / Self-Contained Ground floor plate of 9,311sq ft
- / Potential 4,000sq ft mezzanine
- / 5.3m ceiling heights
- / 3 Phase power
- / Excellent transport links
- / E-class planning use
- / Suitable for Trade / Workshop Light Industrial / Studio

ACCOMMODATION

The accommodation comprises the following areas:

SIZE (SQ FT)	RATES PAYABLE	CONFIGURATION
9,311 SQ FT	£5.90 SQ FT	NOT FITTED
SIZE (SQ M)	SERVICE CHARGE	TENURE
865.02 SQ M	ON APPLICATION	NEW LEASE
RENT PAYABLE	EPC	POTENTIAL MEZZANINE
£27.50 SQ FT	D	4,000 SQ FT

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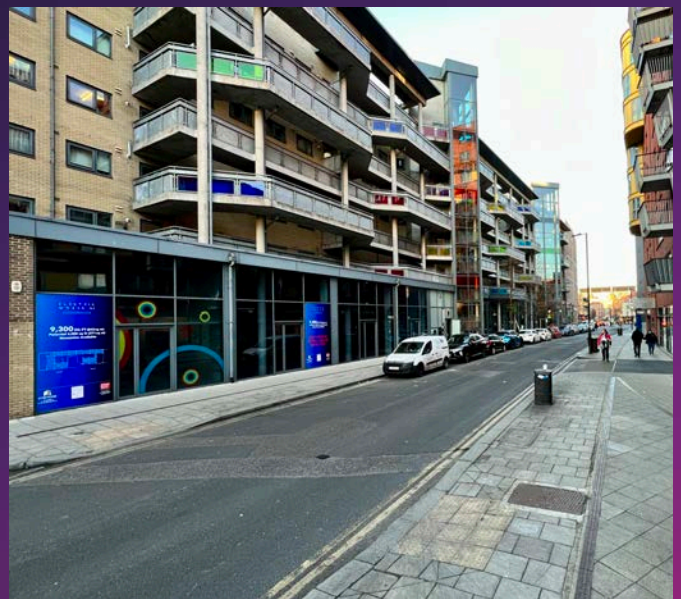
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DESCRIPTION

An E-Class Ground floor unit suitable for a wide range of uses, including trade, light industrial, studio and workshop space

The unit benefits from high ceilings (5.3m), it is completely self-contained with excellent ground floor loading and 3 phase power. Due to extremely generous ceiling heights, there is scope for a potential mezzanine up to 4,000 sq ft. A design is available on request. The unit also benefits from rear access and yard with customer parking available.



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LOCATION

The property is located within the Electric Works development located on Hornsey Street just off Holloway Road. Holloway Road Underground Station is within a 1-minute walk (Piccadilly Line), as well as Finsbury Park (Victoria Line) and Highbury & Islington (Overground & Victoria Line) both being within a close walking distance. The area supports a diverse range of retail and leisure occupiers with The Emirates Stadium being close by. Nearby occupiers include Nando's, Tesco, Costa Coffee, Boots, Waitrose, Taco Bell, Pret a Manger and many more.

CONTACTS



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