

6-10 Hornsey Street, London N7 8GA

UNIT HN5

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

ELECTRIC WORKS N7

ELECTRICWORKSN7.COM



E-Class Self-Contained Unit

Suitable for:

GYM / MEDICAL OFFICE / LEISURE RETAIL USES

TO LET

9,311
SQ FT

4,000
SQ FT

POTENTIAL MEZZANINE

£26.50
SQ FT

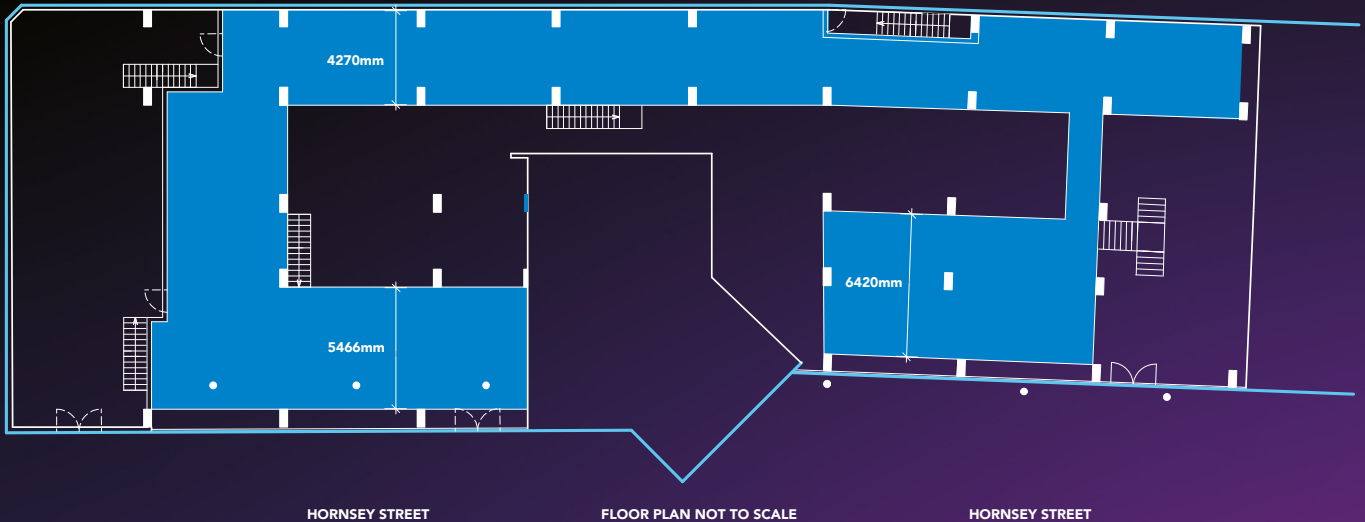
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AVAILABLE

- / 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 Gym / Leisure Distribution / Office

ACCOMMODATION

The accommodation comprises the following areas:

SIZE (SQ FT)	RATES PAYABLE	CONFIGURATION
9,311	£5.90	NOT FITTED
SQ FT	SQ FT	
SIZE (SQ M)	SERVICE CHARGE	TENURE
865.02	ON APPLICATION	NEW LEASE
SQ M		
RENT PAYABLE	EPC	POTENTIAL MEZZANINE
£26.50	D	4,000
SQ FT		SQ FT

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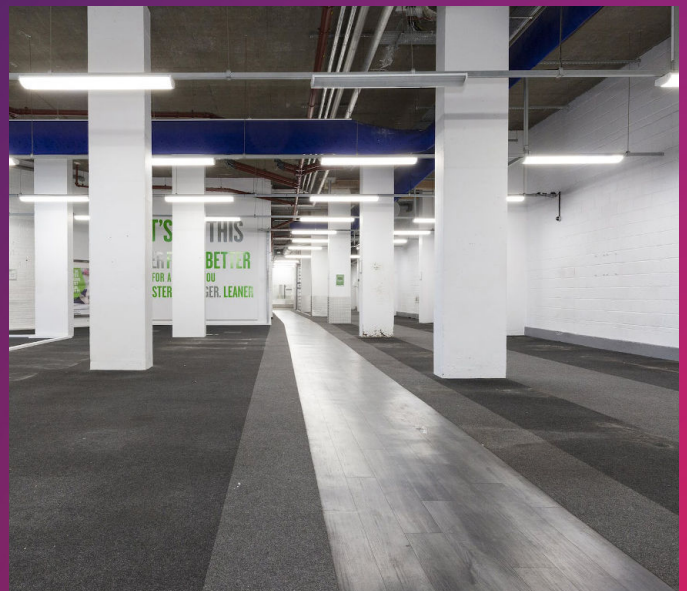
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DESCRIPTION

An E-Class Ground floor unit suitable for a wide range of uses, including Gym, Leisure, Office, Logistics & Distribution.

The unit benefits from high ceilings (5.3m), it is completely self-contained with excellent ground floor loading and 3 phase power. The unit has historically been occupied as a Gym and lends itself well to such use. Due to the extremely generous ceiling heights there is scope for a potential mezzanine up to 4,000 sq ft. A design is available on request.



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LOCATION

The property is located within the Electric Works development consisting of 65,000 sq ft of commercial space and is 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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