6-10 HORNSEY STREET LONDON, N7 8GR

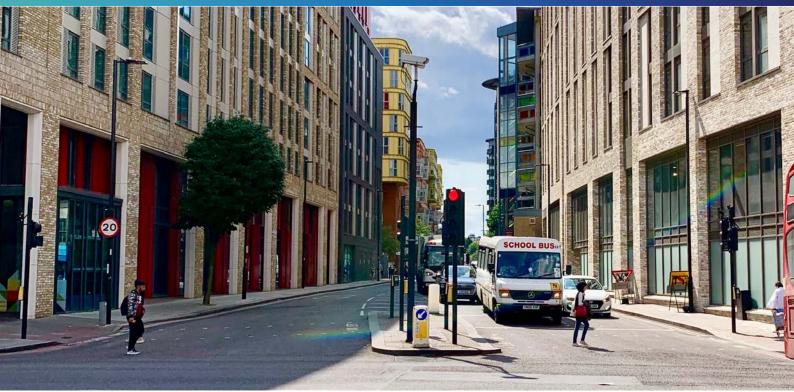
UNIT 3A

323 SQ. FT. (30 SQ. M.)

ELECTRIC WORKS N7

ELECTRICWORKSN7.CO.UK

CREATIVE WORKSPACE IMMEDIATELY AVAILABLE



DIRECT FRONTAGE TO HORNSEY STREET

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







6-10 HORNSEY STREET LONDON, N7 8GR

UNIT 3A

Comprises a modern expansive development of several blocks designed by internationally acclaimed architect, Piers Gough; offering studio, retail and leisure spaces. The unit benefits from a wide glazed frontage allowing excellent natural light with electric roller shutters, as well as WC and shower, good decoration and a separate kitchen area to the rear.







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





Jon Morell M: 07957 454987 jon.morell@strettons.co.uk ® Fred M: 074 fw@a 020 7935 2335

Freddie Walker M: 07436 181 218 fw@ags.uk.com

Misrepresentation Act: The vendors/lessors give notice that: i. These particulars are prepared only for the guidance of prospective purchasers/lessees. They do not constitute the whole or any part of an offer or contract. ii. The computer generated images show only certain parts and aspects of the property. Certain aspects may be subject to change and it should not be assumed that they remain precisely as displayed in the images. iii. Any reference to particular uses is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser/lessee iv. We do not have any authority to make or give any representation or warranty whatsoever. These particulars were prepared in March 2024