

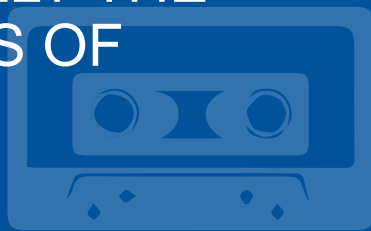
1<sup>ST</sup> FLOOR OFFICE  
**1,895 SQ FT**

80 HOLLOWAY ROAD  
LONDON - N7 8JG

**Chown**  
commercial  
Regulated by RICS

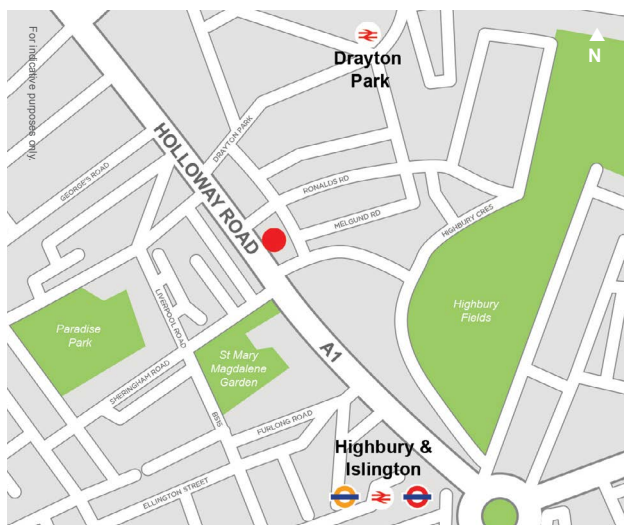


# 80 HOLLOWAY ROAD FORMALLY THE STUDIOS OF



## LOCATION

Situated close to the junction with Drayton Park, a short distance from neighbouring Islington, Holloway and Stoke Newington. The area benefits from excellent transport links with the premises being 0.3 miles from Holloway Road Station which is two stops to Kings Cross St Pancras Station. Highbury & Islington, Drayton Park, Arsenal and Caledonian Road stations are also within close walking distance. Established creative office occupiers such as Jamie Oliver Group, October Films and 59 Productions are located nearby.



## LEASE

New lease available by arrangement to be contracted outside the provisions of the Landlord and Tenant Act 1954.

## RENT

£47,350 pa excl  
£25 per sq ft excl.

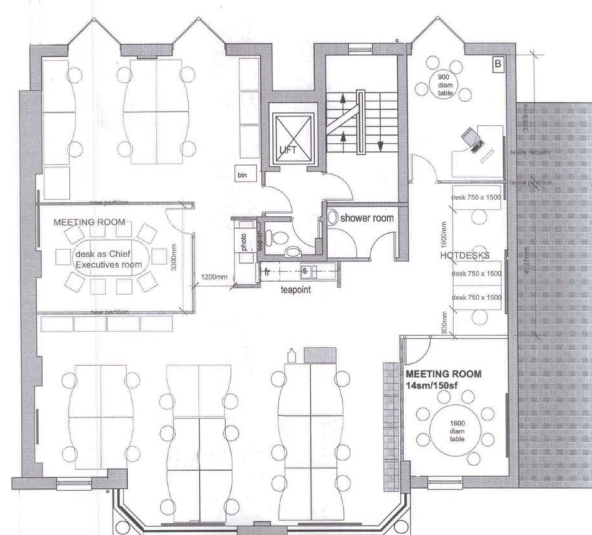
## SERVICE CHARGE

Circa £5 per sq ft. to be assessed.

## LEGAL COST

Each party to bear their own legal costs.

## FIRST FLOOR



▲N For indicative purposes only.

## ACCOMMODATION

Comprising a bright 1st floor office within purpose built premises formally the Studios of KISS 100 FM. The unit is fully self-contained with dedicated reception desks, chairs, soft seating, meeting rooms, kitchenettes & WCs. The development offers access and security from 7 am to 7pm, shower & bike facilities and rear courtyard areas.

The net internal floor areas is 1,895 sq ft

## AMENITIES

- Vibrant Location
- Set Back Gated Entrance
- Rear Courtyard Area
- 7 am – 7pm Hour Security
- Air Conditioning

## VAT

VAT is applicable.

## BUSINESS RATES

The business rateable value for 2020/21 is £46,633 Interested parties are advised to seek further information from the local authority.

## VIEWINGS

Strictly by appointment only.

## CONTACT

**Simon Chown**  
spc@chowncommercial.co.uk  
07958471660

