



## TO LET

640 SQ FT  
(59.46 SQ M)

RENT ON APPLICATION

Retail/restaurant unit within recently refurbished attractive Victorian warehouse conversion

- Great location within thriving business centre
- Marlborough Road frontage
- Outdoor seating & Secure off-street car/bike parking
- Fibre broadband
- Air Conditioning
- LED Lighting
- Excellent food delivery catchment area

# Islington

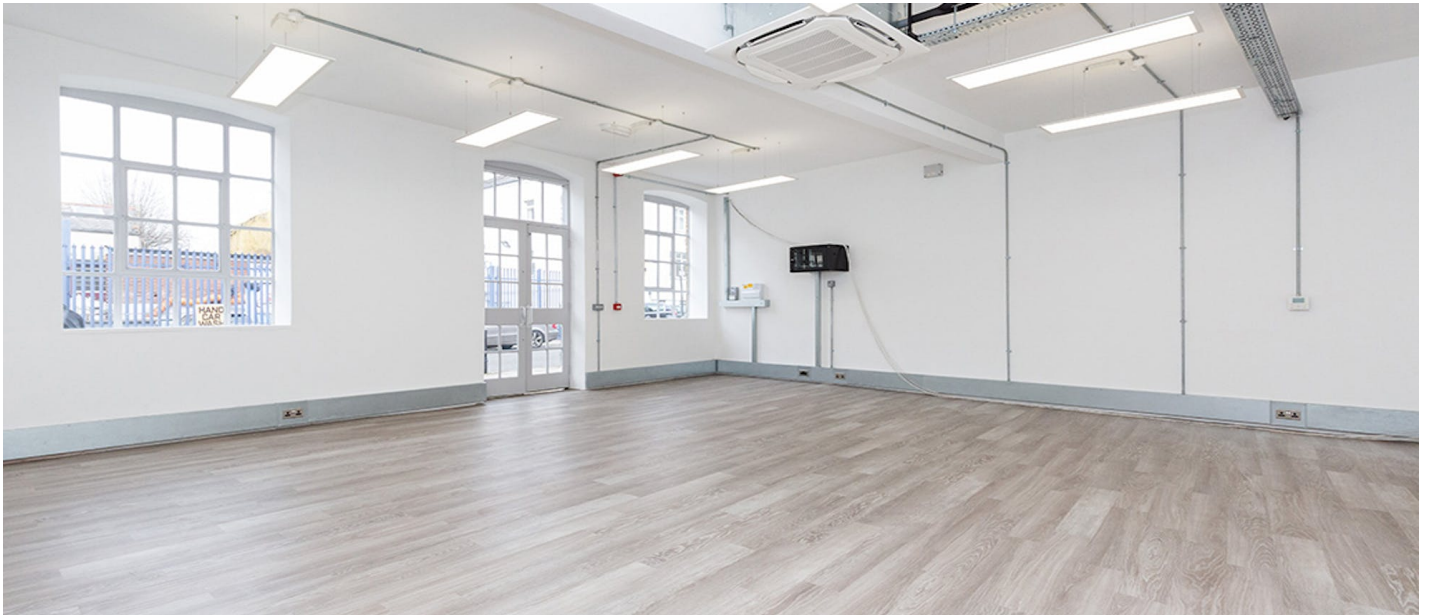
Islington Studios, Unit G.19 159-163 Marlborough Road, London, N19 4NF





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## Description

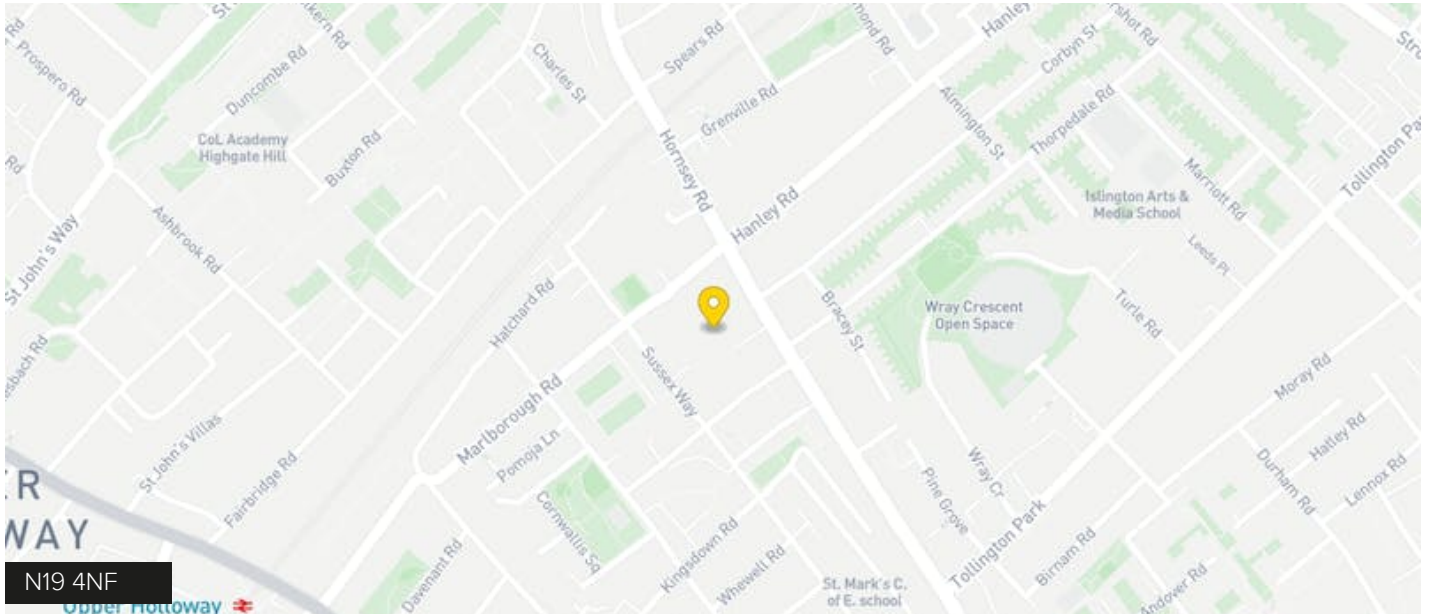
Retail/restaurant opportunity within brand-newly refurbished business centre with street frontage over Marlborough Road. Islington Studios caters for a wide range of creative business occupiers in a characterful courtyard development. The unit has rights for outdoor seating to the front of the unit.

## Location

A short walk from Upper Holloway (Overground), Archway (Northern), and Finsbury Park (Victoria/Piccadilly/National Rail) stations. The area is well served by local bus routes.

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## Accommodation

Name	Sq ft	Sq m	Availability
Unit - G.19	640	59.46	Available

## Configuration

Upon Enquiry

## Tenure

New Lease

## EPC

C

## VAT

Applicable

## Contacts

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## Joint Agents

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## Further Information

[View on our website](#)