

# **BILLIARD FACTORY | 443-449 HOLLOWAY ROAD CAMDEN | N7**

**REFURBISHED WAREHOUSE STYLE OFFICES**

**Up To 23,000 Sq Ft Available**



---

## **Location**

The building is located on the western side of Holloway Road equidistant between Holloway Road (Piccadilly Line) and Archway (Northern Line) tube stations. Holloway Road benefits from a plethora of shops, cafes and restaurants.

---

## **Description**

The former factory will have a gated entrance with public café and newly landscaped public realm to create an inviting arrival. Original features have been retained alongside modern finishes to create bright characterful space. Column-less floorplates allow for efficient open plan occupancy. A secure private courtyard will create a hub of activity away from the workplace.

---

## Accommodation & Outgoings

	Gatehouse	Link	Mews Building	Floor Area (sq ft)	Rent (psf)	Rates (est)	SC (psf)	Status
2 <sup>nd</sup>	1,186	Terrace	1,488	2,674	£39.50	£TBC psf	£TBC	Available Now
1 <sup>st</sup>	973	577	1,442	2,992				
Ground	317	568	1,531	2,416				
<b>Total</b>	<b>2,476</b>	<b>1,145</b>	<b>4,460</b>	<b>8,082</b>				

	Warehouse	Rent (psf)	Rates (est)	SC (psf)	Status
2 <sup>nd</sup>	4,894	£39.50	£TBC psf	£TBC	Q1 2019
1 <sup>st</sup>	5,694				
Ground	4,243				
<b>Total</b>	<b>14,831</b>				

### Amenities/Specification

- \* Engineered wood flooring
- \* Onsite café
- \* Gated development
- \* Central heating
- \* Terrace
- \* Exposed brickwork
- \* Fibre connectivity
- \* Showers
- \* Bicycle parking

### Lease

New lease available direct from the landlord for a term by arrangement.

### EPC Rating

TBC.

### Viewings

Strictly by appointment through joint letting agents:

#### **Edward Charles & Partners**

**020 7009 2300**

Jamie Shuttle

[jshuttle@edwardcharles.co.uk](mailto:jshuttle@edwardcharles.co.uk)

Sean Cunningham

[scunningham@edwardcharles.co.uk](mailto:scunningham@edwardcharles.co.uk)

Katie Dart

[kdart@edwardcharles.co.uk](mailto:kdart@edwardcharles.co.uk)

[www.edwardcharles.co.uk](http://www.edwardcharles.co.uk)

**Joint Agent – Ingleby Trice**

[www.inglebytrice.co.uk](http://www.inglebytrice.co.uk)

020 7029 3610