

**BILLIARD FACTORY**  
**443-449 HOLLOWAY ROAD**  
**CAMDEN N7**  
**UP TO 22,500 SQ FT**

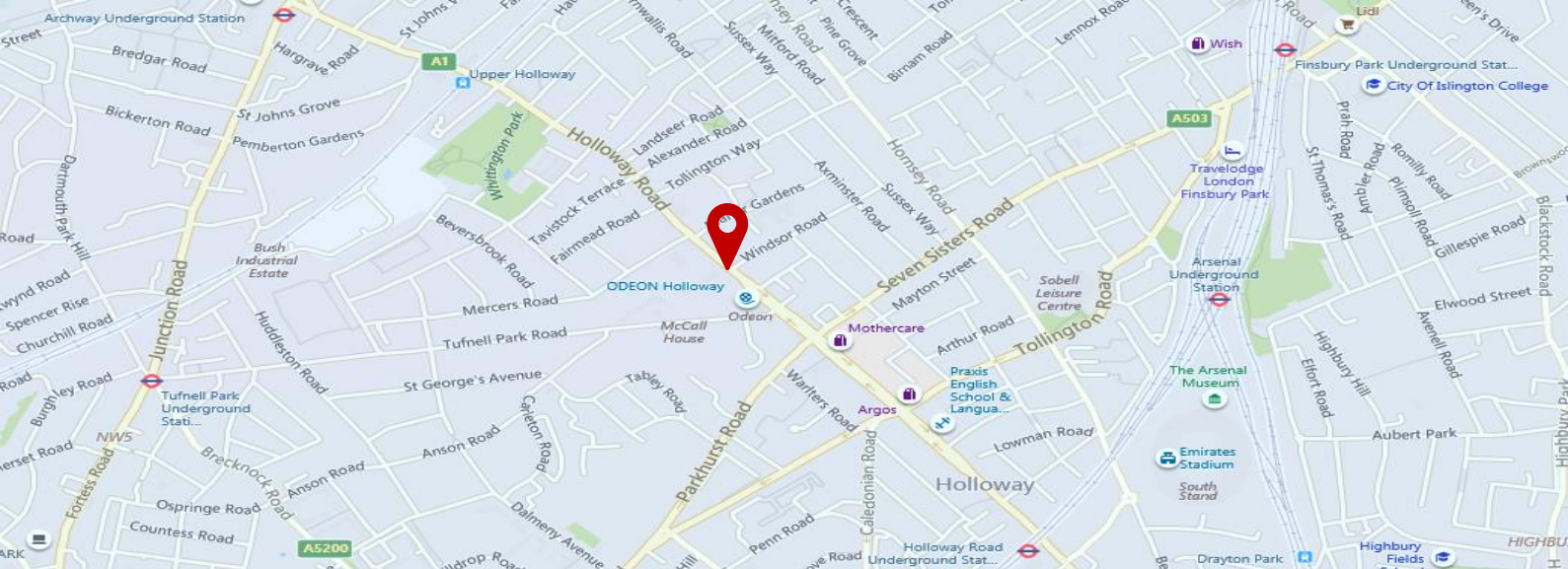
**EDWARD CHARLES  
& PARTNERS W1**  
**CHARTERED SURVEYORS**



## REFURBISHED WAREHOUSE STYLE OFFICES

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.

Engineered wood flooring	On site Cafe	Gated development	Central heating	Terrace
Fibre connectivity	Showers	Bicycle parking	Exposed brickwork	



## LOCATION

The building is located on the western side of Holloway Road equidistant between Holloway Road and Archway tube stations.

## TRANSPORT

Holloway Road (12 min walk) Piccadilly Line

Archway (13 min walk) Northern Line

Arsenal (25 min walk) Piccadilly Line

UNIT	FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Gatehouse	2nd	1,186				Under offer
Gatehouse	1st	973				Under offer
Link	1st	577				Under offer
Link	Ground	568				Available
Mews	2nd	1,488				Under offer
Mews	1st	1,442				Under offer
Mews	Ground	1,531				Available
Warehouse	2nd	4,894				Available
Warehouse	1st	5,694				Available
Warehouse	Ground	4,243				Available
<b>Total</b>		<b>22,596 sq ft</b>	<b>£39.50</b>	<b>C.£13.00</b>	<b>C.£6.00</b>	<b>-</b>

**TENURE** Leasehold  
**LEASE** New lease available direct from the Landlord for a term by arrangement

**EPC** TBC

**WEBSITE** [Billiard Factory | Edward Charles](#)

## VIEWING

Strictly by appointment through landlord's joint sole agents:

**Edward Charles & Partners**  
 020 7009 2300

Jamie Shuttle  
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