



## AVAILABLE - TO LET

**592 - 594 Holloway Road, London, N7 6LB**

Class E premises 3,002 Sq Ft  
£75,000 Per Annum Exclusive

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate



# 592 - 594 Holloway Road, London, N7 6LB

Class E premises, 3,002 Sq FT



## Location

The property is located in the London Borough of Islington on Holloway Road close to its junction with Tollington Way.

The location provides excellent access to a wide range of shops and restaurants. Local amenities include Sainsburys, Tesco express and Aldi for groceries, Islington North Library, a gym, Whittington Park and the Emirates Football Stadium are within walking distance.

The area benefits from convenient transport links with Archway & Holloway Underground Stations (Northern Line) and Holloway Road Underground Station (Piccadilly Line) located within walking distance.

## Description

The property is in an attractive a 5-story office building arranged over lower ground, upper ground, first, second and third floors. Internally, the property is divided into various rooms with WC's on each floor. At the rear is outside space currently used as a bike store & garden.

## Rent

£75,000 per annum exclusive

## Business Rates

Available upon request

## Building type

Class E

## VAT

The premises are not elected for vat

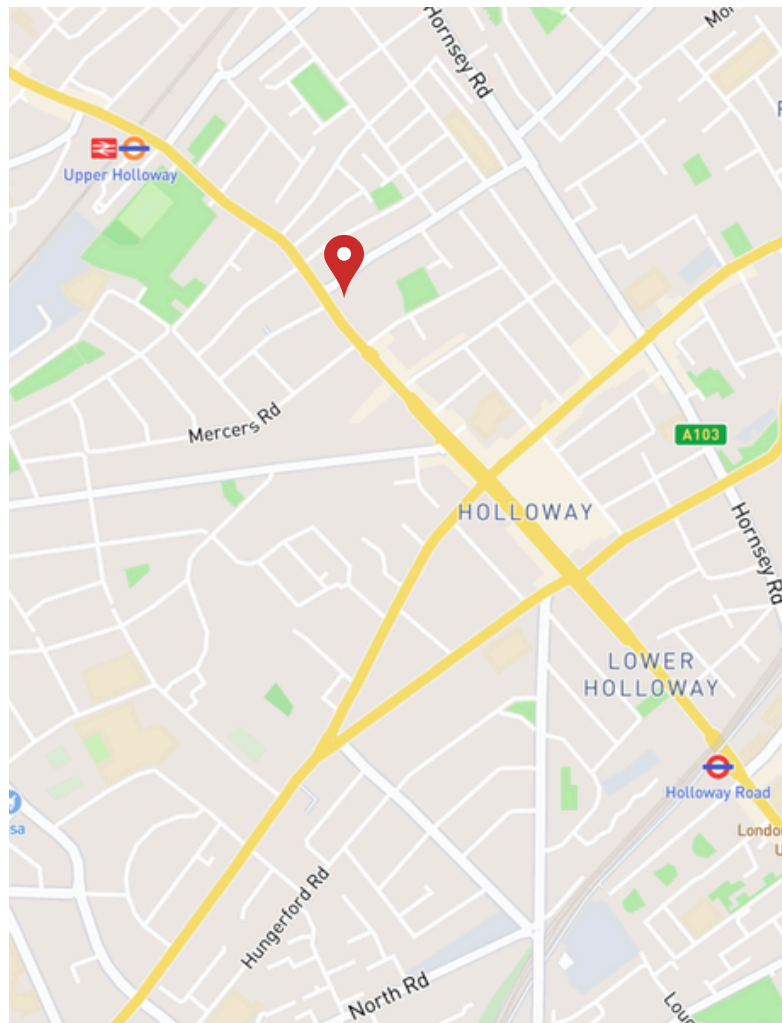
## EPC Rating

D

**Lease Details** A new lease for a term to be agreed.

## Accommodation

Commercial	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	656	61
First Floor	635	59
Second Floor	742	69
Third Floor	420	39
Basement	549	51
<b>Total</b>	<b>3002</b>	<b>279</b>



## Contact us

### Assembly CRE

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

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.