

National Youth Theatre

BILLIARD FACTORY

GREEN ROOM CAFE N7

BEAUTIFUL
WAREHOUSE SPACE
IN A CAMPUS MADE
FOR CREATIVE
EXPRESSION

443-449 HOLLOWAY ROAD

Fabrix

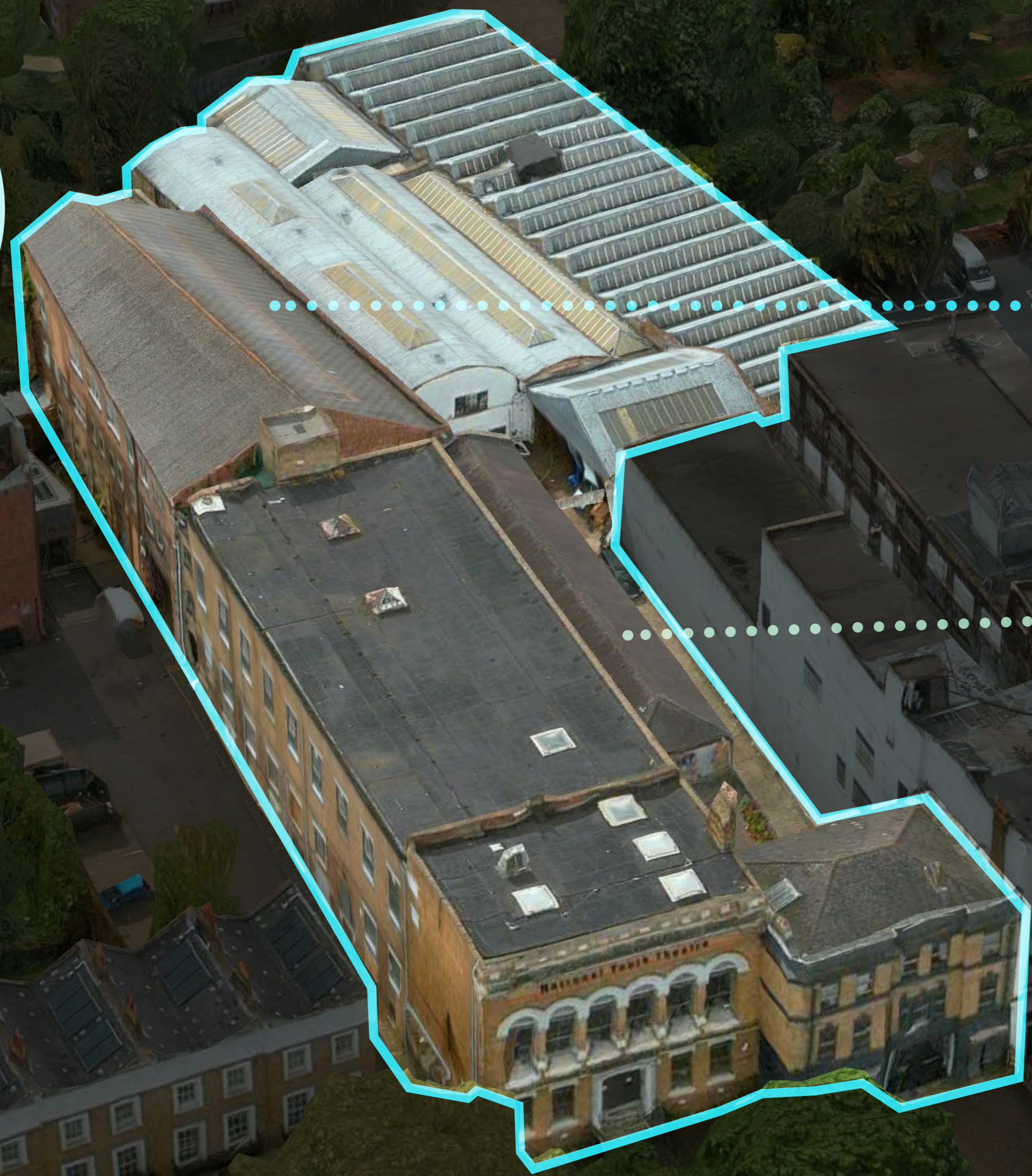
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Food
& Coffee

Dine in
or

GREEN
ROOM
CAFE

THE
BILLIARD
FACTORY
SPACES



AVAILABLE
SPACES

Warehouse	Size sq ft
Ground Floor	4,243 sq ft
First Floor	5,694 sq ft
Second Floor	4,989 sq ft
Total Available	14,926 sq ft

Mews	Size sq ft
Ground Floor	1,572 sq ft
Ground Floor	608 sq ft
Total Available	2,180 sq ft

HOLLOWAY ROAD

CAMPUS VIEW



SOUGHT AFTER CREATIVE HUB, EXISTING TENANTS INCLUDE BLINK PRODUCTIONS AND NATIONAL YOUTH THEATRE.



AFFORDABLE WORKSPACE REDEFINED

An eclectic mix of past and future, the Billiard Factory is creativity, community and affordability all wrapped into one beautiful campus.

600 - 17,200 sq ft of affordable workspace available in an inspiring campus.

- A vibrant, gated community on the Holloway Road
- Affordable and creative offices
- Restored warehouse with original heritage features
- Excellent floor to ceiling heights
- Home to Green Room Cafe - stylish campus reception with integrated cafe
- Fibre broadband installed
- Bike parking and showers
- Sought after creative hub, existing tenants include Blink Productions and National Youth Theatre

CAMPUS AMENITIES



On site Building Management team



On site artisan Cafe



Communal courtyard area



Occupational densities of 1:8 Sq M



Fantastic natural daylight throughout



Excellent ceiling heights up to 4.5m



Fitted kitchenettes



Fibre broadband installed



LED office lighting



Openable windows



Private Terrace



WCs on every floor



16 secure cycle spaces



2 x showers



WAKE UP AND SMELL THE COFFEE

Take time out in The Green Room Cafe, a place where community and campus come together.

Not only is it a social beacon for the community of N7, the GRC acts as a reception for occupiers within the campus to assist with building and facilities management for all tenants.

The perfect place to socialise and network whilst collecting your daily brew. The cafe has carefully selected suppliers and partners to maintain the smallest carbon footprint possible.

The Green Room Cafe hosts diverse community and charity events, whether it be album launches, live music events or yoga and bootcamp fundraisers, we'll have an event for you to be a part of.

DEDICATED ON-SITE MANAGEMENT TEAM
BRINGS THE CAMPUS TO LIFE THROUGH
COMMUNITY AND CHARITY EVENTS.



WORK AMONG
STARS OF
TODAY AND
TOMORROW

Locate your business alongside world-class organisations. Whether it's the upcoming stars of stage and screen at the National Youth Theatre, or the brains behind big-screen animation at Blink Productions, the Billiard Factory is full of talent.

You'll be at home as a part of this diverse and thriving group of leading arts and creative institutions.

Blink Productions are at the forefront of animation, with a commercial and cultural output across music, advertising, fashion and entertainment. Exceptional craftsmanship is at the core of everything they produce. Not only do they throw their artistic energy into their work, they also bring their fresh thinking to campus life.

Since 1956 the most highly awarded British actors and actresses have passed through the doors of The National Youth Theatre, including Dame Helen Mirren, Daniel Craig Sir Daniel Day Lewis, and local girl, Daisy Edgar-Jones, star of BBC's Normal People, to name but a few. The theatre is bursting with activity and the campus thrives on its creative flair.

Blink



National Youth Theatre rehearsals for Pigeon English at their Holloway Road HQ, photo by Helen Murray



National Youth Theatre rehearsals for Othello at their Holloway Road HQ, photo by Helen Murray



Blink Productions



Blink Productions

AVAILABLE SPACES

17,200 SQ FT OF NEW COMMERCIAL SPACE FEATURING GENEROUS OUTDOOR TERRACE AND COMMUNAL COURTYARD.

WAREHOUSE - 2ND FLOOR

THE WAREHOUSE

Wide open spaces await.

The Warehouse enjoys original features and layouts. Light is everywhere, bouncing off the light wooden floors, illuminating restored wooden beams and brick walls and snaking around imposing steel columns.

These ultra-flexible, high quality floors can be perfectly tailored to suit your specific business needs. Combine several floors into a modular design that's perfectly configured for business growth.

- Outstanding ceiling heights up to 4.5m
- Exposed brickwork
- Black LED linear and curved lighting
- Cast iron Georgian radiators
- Large private terrace accessible from the 2nd floor
- Fibre-ready
- Integrated kitchenettes on the 1st and 2nd floors
- WCs on the upper floors



WAREHOUSE - 2ND FLOOR TERRACE



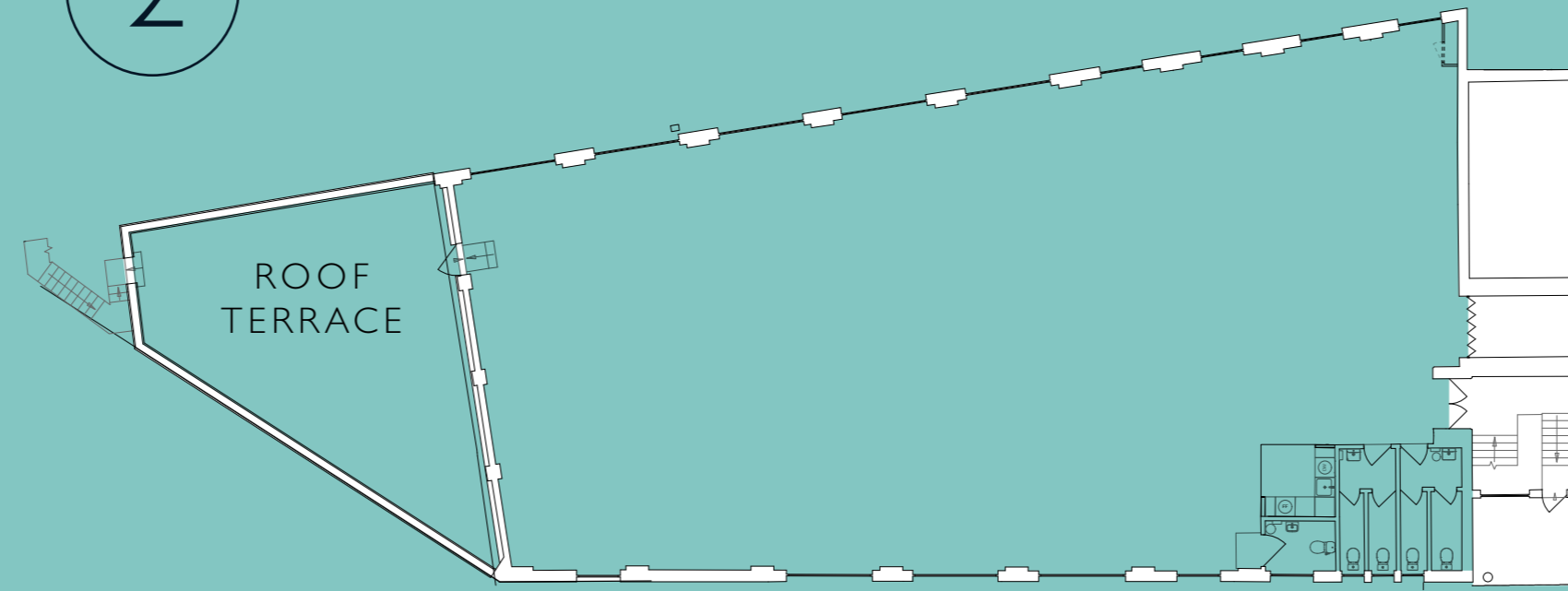
COMBINE SEVERAL FLOORS INTO A MODULAR DESIGN THAT'S PERFECTLY CONFIGURED FOR BUSINESS GROWTH.

WAREHOUSE - 1ST FLOOR

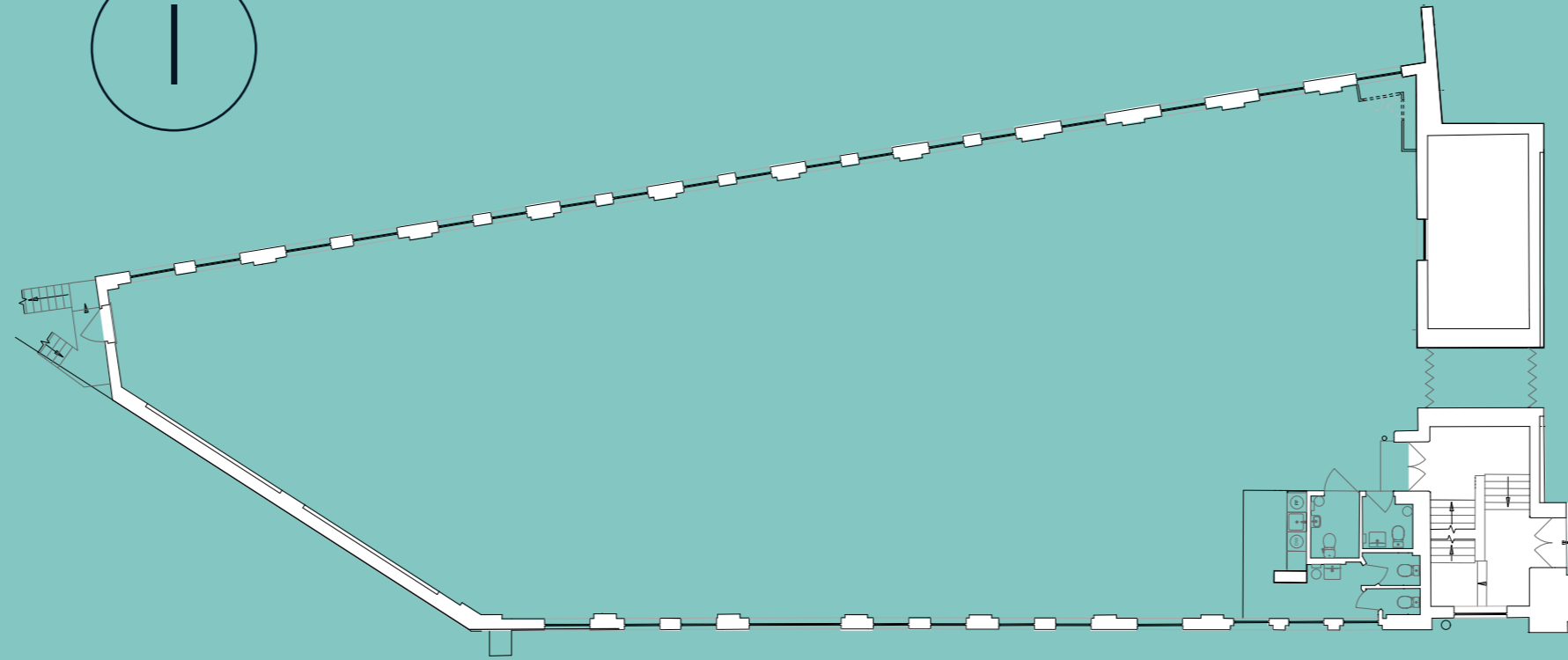
THE WAREHOUSE

Available Space	Size sq ft
Ground Floor*	4,243 sq ft
First Floor	5,694 sq ft
Second Floor	4,989 sq ft
Total (Available)	14,926 sq ft

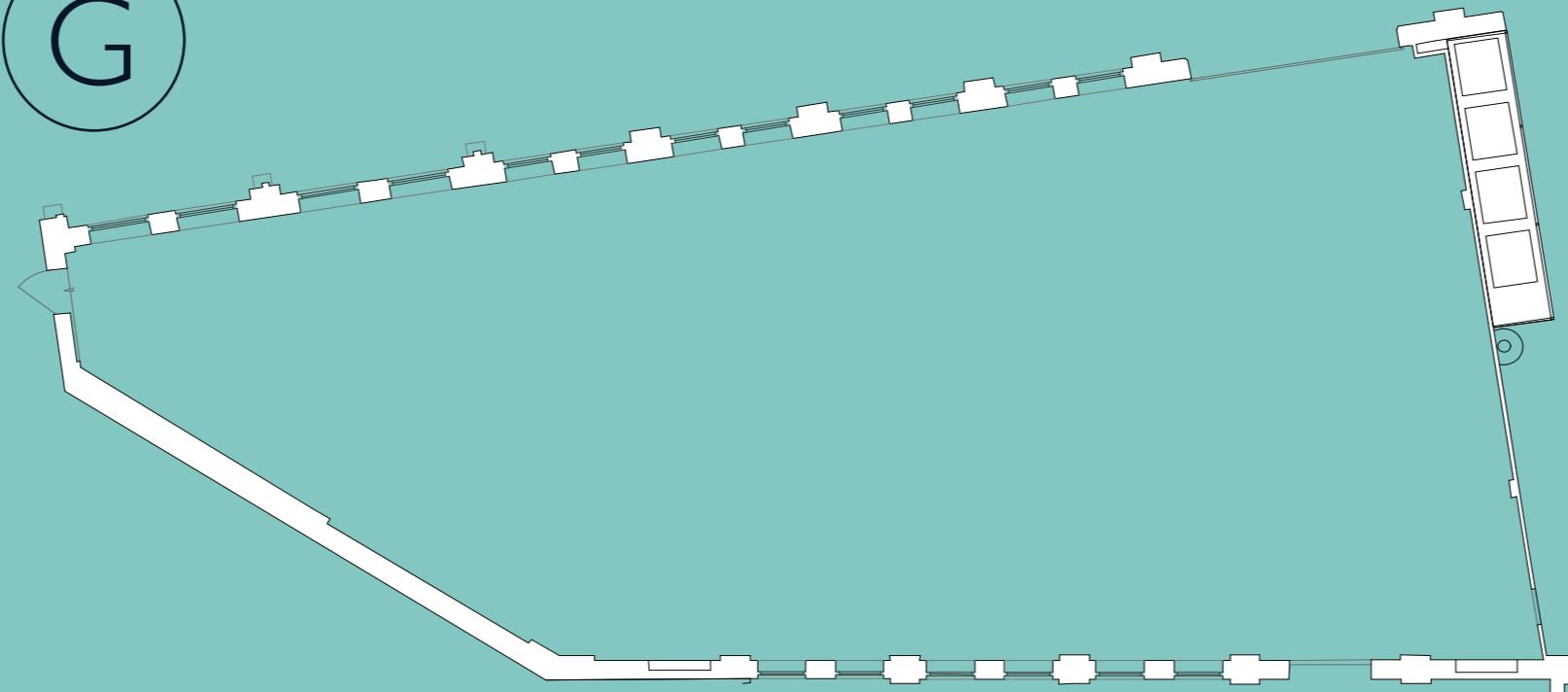
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1



G

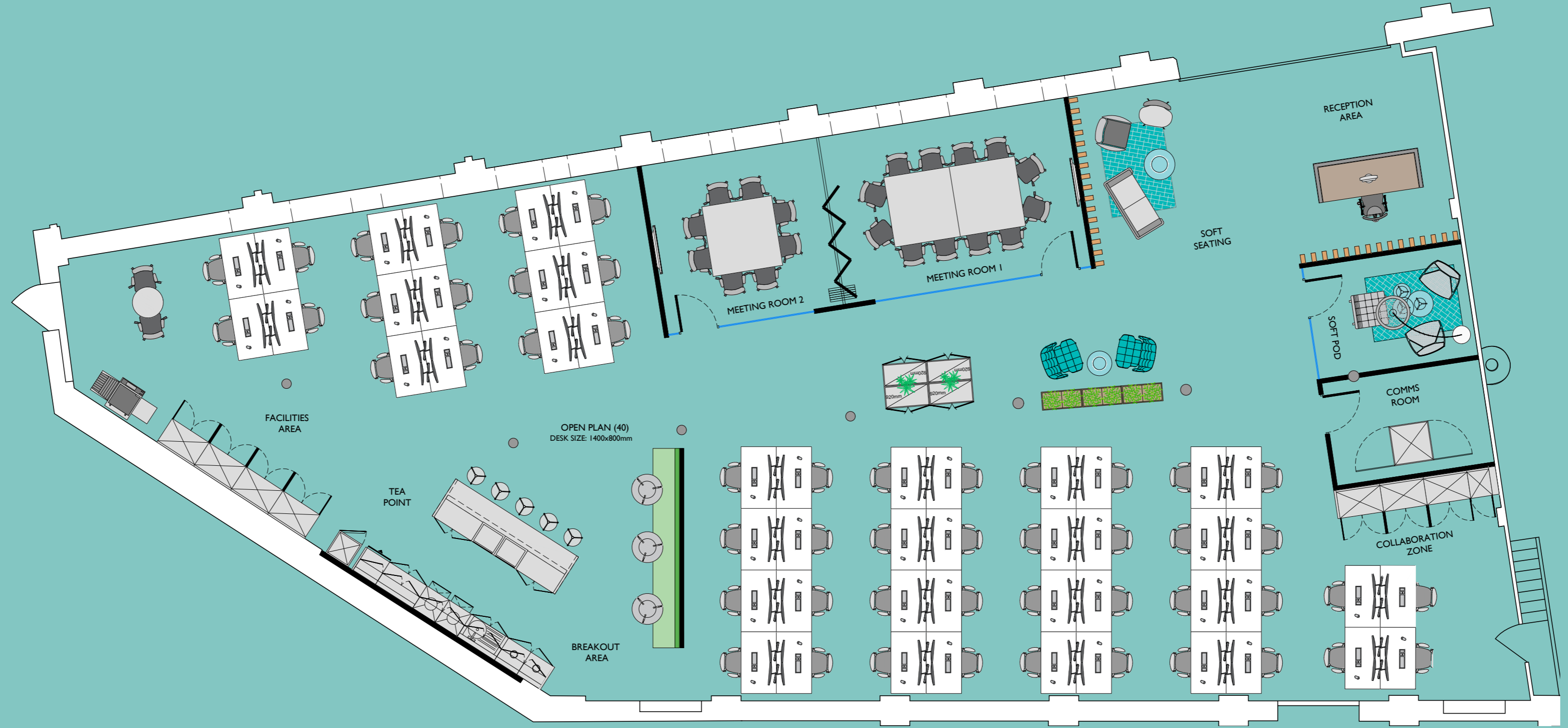


⤴ N For indicative purposes only. Not to scale.










*The Ground Floor Is Finished To Shell & Core

SPACE PLANS
GROUND FLOOR



GROUND FLOOR - 4,243 SQ FT

-  52 DESKS (1:8 SQ M)
-  3 MEETING ROOMS
-  1 TEAPOINT
-  1 BREAKOUT AREA
-  1 COMMS ROOM
-  1 BANQUET SEATING
-  1 RECEPTION AREA

 N For indicative purposes only. Not to scale.

*All floors in The Warehouse can be offered fully-fitted, subject to terms.

SPACE PLANS
FIRST FLOOR



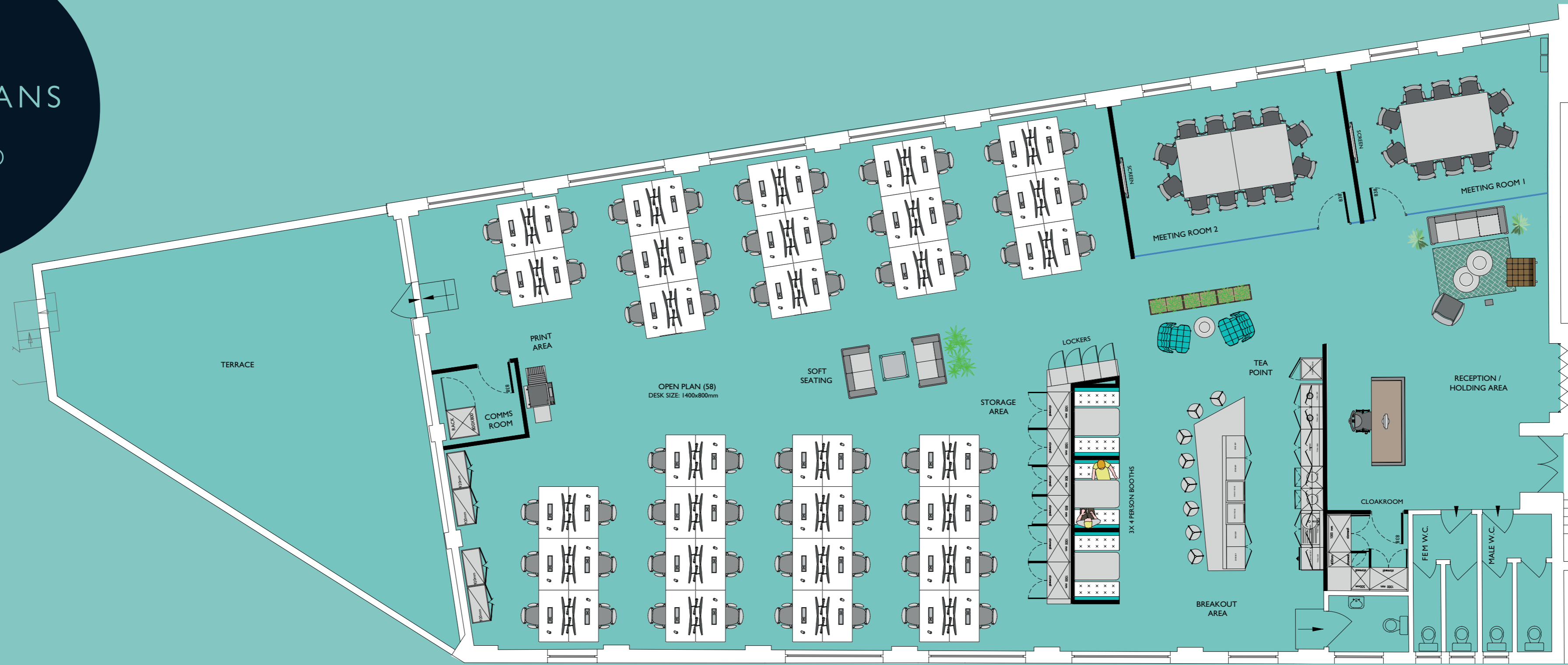
FIRST FLOOR - 5,694 SQ FT

-  66 DESKS (1:8 SQ M)
-  1 COMMS ROOM
-  2 MEETING ROOMS
-  2 BOOTHS
-  1 TEAPOINT
-  1 RECEPTION AREA
-  1 BREAKOUT AREA
-  4 COLLABORATION BENCH

 N For indicative purposes only. Not to scale.

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SPACE PLANS
SECOND FLOOR



SECOND FLOOR - 4,989 SQ FT

-  58 DESKS (1:8 SQ M)
-  1 COMMS ROOM
-  2 MEETING ROOMS
-  3 BOOTHS
-  1 TEAPOINT
-  1 RECEPTION AREA
-  1 BREAKOUT AREA
-  3 SOFT SEATING AREAS

 N For indicative purposes only. Not to scale.

*All floors in The Warehouse can be offered fully-fitted, subject to terms.

THE MEWS

The Mews consists of two stylish ground floor units available to let together or separately. The larger of the two has two private entrances, accessible from the Mews courtyard.

Need more space? Combine the two spaces to create more workstations, more meeting rooms or even a dedicated break-out area.

The Mews is perfectly situated to benefit from the expansive outdoor space in the Mews courtyard, there's no better place for an informal meeting to get fresh ideas flowing.

- Exposed and restored original brickwork
- LED linear lighting
- Cast iron Georgian radiators
- Fibre-ready
- Direct access on to communal courtyard
- Demised WC
- Wi-Fi connected

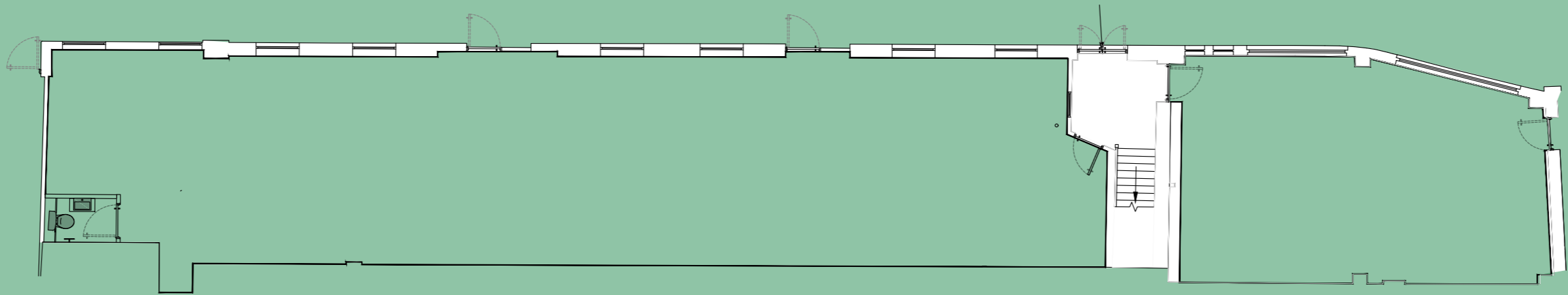


MEWS - GROUND FLOOR

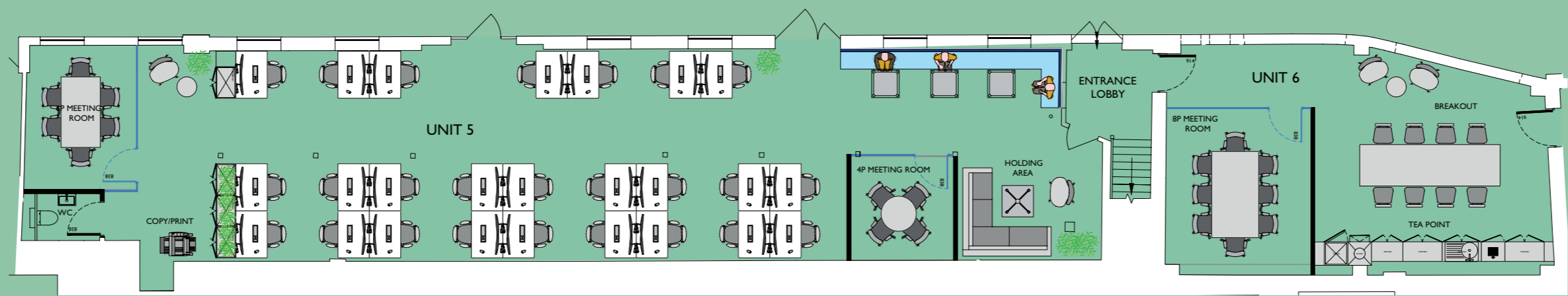


MEWS - GROUND FLOOR

THE MEWS



Available Space	Size sq ft
Ground Floor	1,572 sq ft
Ground Floor	608 sq ft
Total (Available)	2,180 sq ft



GROUND FLOOR - 2,180 SQ FT

- 25 DESKS (1:8 SQ M)
- 1 BANQUET SEATING
- 3 MEETING ROOMS
- 1 HOLDING AREA
- 1 TEAPOINT
- 1 BREAKOUT AREA

N For indicative purposes only. Not to scale.

*All floors in The Mews can be offered fully-fitted, subject to terms.

CONNECTIVITY



WALKING DISTANCE

from The Billiard Factory

6



UPPER HOLLOWAY

10



HOLLOWAY ROAD

11



ARCHWAY

18



FINSBURY PARK

22



ARSENAL

22



HIGHBURY &
ISLINGTON



TRAIN DISTANCE

from Holloway Road Station

4



KINGS CROSS
●●●●●●

6



FARRINGDON
●●●●

14



LIVERPOOL
STREET ●●●●●●

15



EUSTON
●●

15



LONDON
BRIDGE ●●

15



VICTORIA
●●●●



CYCLE DISTANCE

from The Billiard Factory

4



HOLLOWAY RD
STATION

13



KINGS CROSS

16



FARRINGDON

16



EUSTON

21



TOTTENHAM
COURT ROAD

21



LIVERPOOL
STREET



BUS DISTANCE

from The Billiard Factory

3



UPPER HOLLOWAY

4



HOLLOWAY ROAD

5



ARCHWAY

6



FINSBURY PARK

14



KINGS CROSS

20



HAMPSTEAD
HEATH



AN EMERGING NEIGHBOURHOOD
IN NORTH LONDON WITH
A GROWING RESTAURANT,
CAFE AND CULTURAL SCENE.



PUBS & BARS

- 1) The Swimmer at the Grafton Arms
- 2) Flynn's Public House
- 3) Nambucca
- 4) North Nineteen
- 5) The Landseer Arms
- 6) St John's Tavern
- 7) Mother Red Cap
- 8) The Owl & Hitchhiker
- 9) House of Hammerton
- 10) Nags Head

LEISURE FACILITIES

- 11) Pure Gym
- 12) CrossFit Evolving
- 13) MahaDevi Yoga Centre
- 14) Whittington Park football pitch
- 15) Emirates Stadium
- 16) Rowan's Tenpin Bowling
- 17) Islington Arts Factory

RESTAURANTS

- 18) The Spoke
- 19) Sitara
- 20) Kitchen @ 149
- 21) Miki's Paradise
- 22) Piebury Corner
- 23) Cookies and Scream
- 24) Le Pêché Mignon
- 25) Zia Lucia

COFFEE

- 26) Green Room Cafe (The Billiard Factory)
- 27) Coffee House 607
- 28) Joy Cafe Bar & Juicery
- 29) Costa Coffee

Fabrix

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We stand out from other landlords because we have a greater understanding of how strong branding and design can elicit emotive decisions from occupiers overriding their standard operational drivers.

We work with our occupiers and understand the importance of the workplace to their wellbeing.

Key considerations:

- Art
- Culture
- Sustainability
- Connection to nature and place
- Connection to self and others
- Technological Application

Fabrix's strategy is to purposefully repurpose buildings, not only to preserve buildings but to invigorate them and the area around them, providing them with a revitalised or new purpose.

Many pay lip service to sustainability, however, Fabrix seriously considers its impact on the environment and society, striving for positive change.

We will always aim to work with the existing structure of a building and avoid demolition wherever possible. This approach reduces the CO2 output and landfill waste traditionally associated with development.

Find out more about Fabrix mission and exciting new projects <http://www.fabrixcap.com>



FABRIX TRACK RECORD RECOGNISED IN INTERNATIONALLY RENOWNED DOMUS MAGAZINE - WIN, WIN, WIN STRATEGY



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SO FAR SOUNDS EVENT AT THE BILLIARD FACTORY

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Terms: Upon request.

Viewings: Through joint-sole letting agents.

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