

TO LET

St. Marks
Studios, 2nd
Floor
14 Chillingworth
Road
Islington
N7 8QJ

PRICE ON
APPLICATION



KEY INFORMATION

RENT: Price on Application

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews or Licence

LEGAL COSTS: Each Side to bear their own

VAT: VAT Elected

RATES: Please enquire of the Local Authority

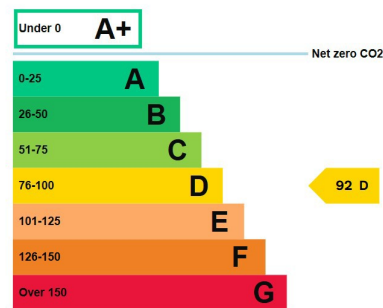
VIEWING: Via the owners agents PSS Commercial.



ENERGY RATING

Energy rating and score

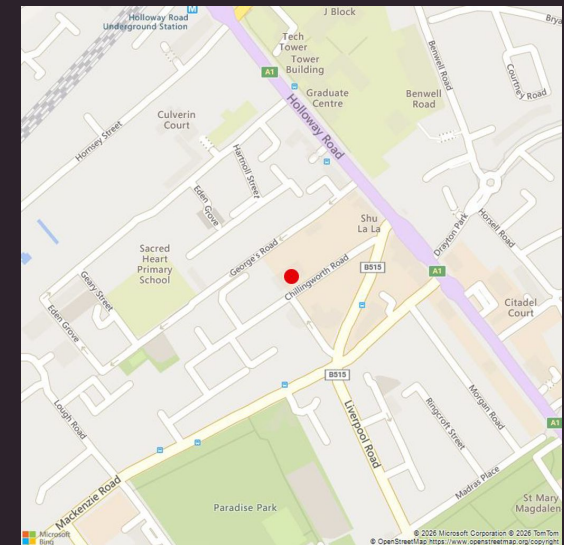
This property's energy rating is D.



Energy Rating D

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

020 8800 4321

mail@psscommercial.com
[info@psscommercial.com](https://psscommercial.com)





FEATURES

- Great Location
- Impressive Entrance & Reception Area
- Passenger Lift
- Bike Racks
- Outside Space
- Shower Facilities
- Meeting Rooms & Breakout Space
- Incentives Available

Well presented modern studio style office units on self-contained 2nd floor 3800 sq.ft. approx w.c facilities lift, coffee station, Currently divided into suites, but can be 'almost' entirely open plan

Set on Chillingworth Road, close to the junction of Holloway Road. Islington is known for its mix of modern residential apartments and serviced office spaces, local bars and eateries. Strong transport links being Holloway Road underground, Highbury & Islington underground and Holloway mainline station close by together with numerous bus links.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



Paul Simon Seaton
Commercial & Investment

psscommercial.com

Magic House, 5 - 11 Green Lanes, Palmers Green, London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com



Magic House
5 - 11 Green Lanes
Palmers Green
London N13 4TN

020 8800 4321

mail@psscommercial.com
info@psscommercial.com

psscommercial.com