

# BILLIARD FACTORY

GET AHEAD IN N7

443-449 HOLLOWAY ROAD





# A BUILDING WITH BALLS

## AVAILABLE NOW

2,500 – 22,000 sq ft (NIA) across three buildings:  
The Gatehouse, Mews and Warehouse.

A new campus which could become your new creative hub.

Three unique spaces, endless opportunity.

Available as stand alone units or as one campus, a unique customisable office space awaits.

- Warehouse style offices
- A former billiard table factory in an private gated estate on the vibrant Holloway Road
- Affordable and creative offices, comprehensively upscaled
- Exposed brick, wood floors and restored timber beam finishes
- Excellent floor to ceiling heights throughout
- Green Room Cafe on site
- Bike parking, showers and fibre broadband already installed

Make it your self-contained London office headquarters, or easily divisible to be let on a floor by floor basis.



Fire exit

# GATEHOUSE

## GATEHOUSE SPEC

Prepare to impress.

Walk in and exposed brickwork all around welcomes you with warm, tactile surfaces that perfectly echo the building's industrial past, all softly lit by generous sash windows.

It's a look and feel suitable for a law practice, a tech startup or a creative consultancy. A look that is warm and comfortable, and yes a little bit edgy, flowing seamlessly from space to space.

A look that continues all the way outdoors to a special place, a shared terrace and secure courtyard where you can relax and recharge in the sun.

- Exposed brickwork
- LED pendant lighting
- Fibre ready - Plug and play data provision
- Access to a substantial shared roof terrace
- Cast iron Georgian radiators
- Exposed wooden truss
- Sash windows





MEWS

## MEWS SPEC

Three floors offering flexible space in a long place.

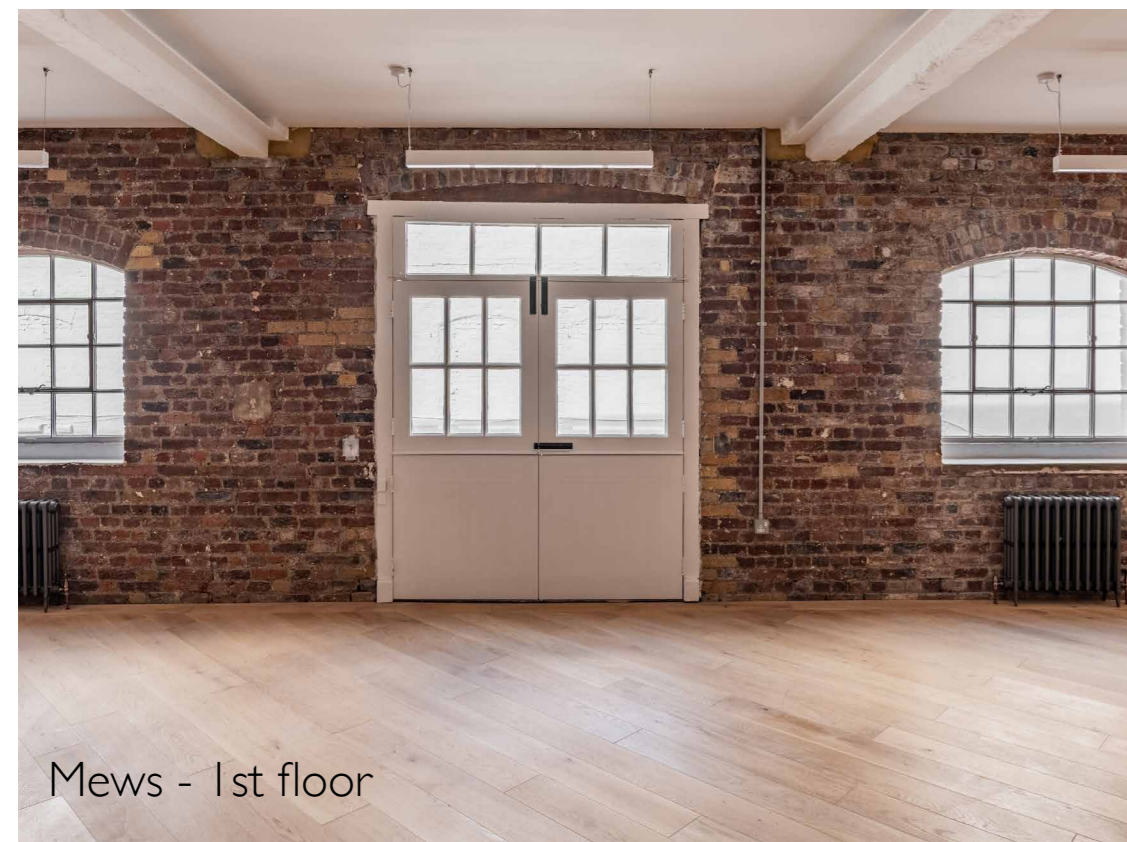
Stylish bare brick walls and double-glazed sash windows pour in energising light.

Original features like cast-iron Georgian radiators add heat to the coldest day.

Each floor is unique. Choose exposed beams and a shared terrace, or white ceilings and Juliette balconies.

Create exciting spaces of your own, whatever your business.

- Exposed and restored original brickwork
- LED linear lighting
- Fibre ready - Plug and play data provision
- Shared roof terrace
- Cast iron Georgian radiators
- Original restored wooden trusses
- Spacious demised toilets





WAREHOUSE

Warehouse - 2nd floor

## WAREHOUSE SPEC

Wide open spaces await.

Tucked away, the three storey Warehouse is vibrant industrial space at its very best. Original features and original layouts.

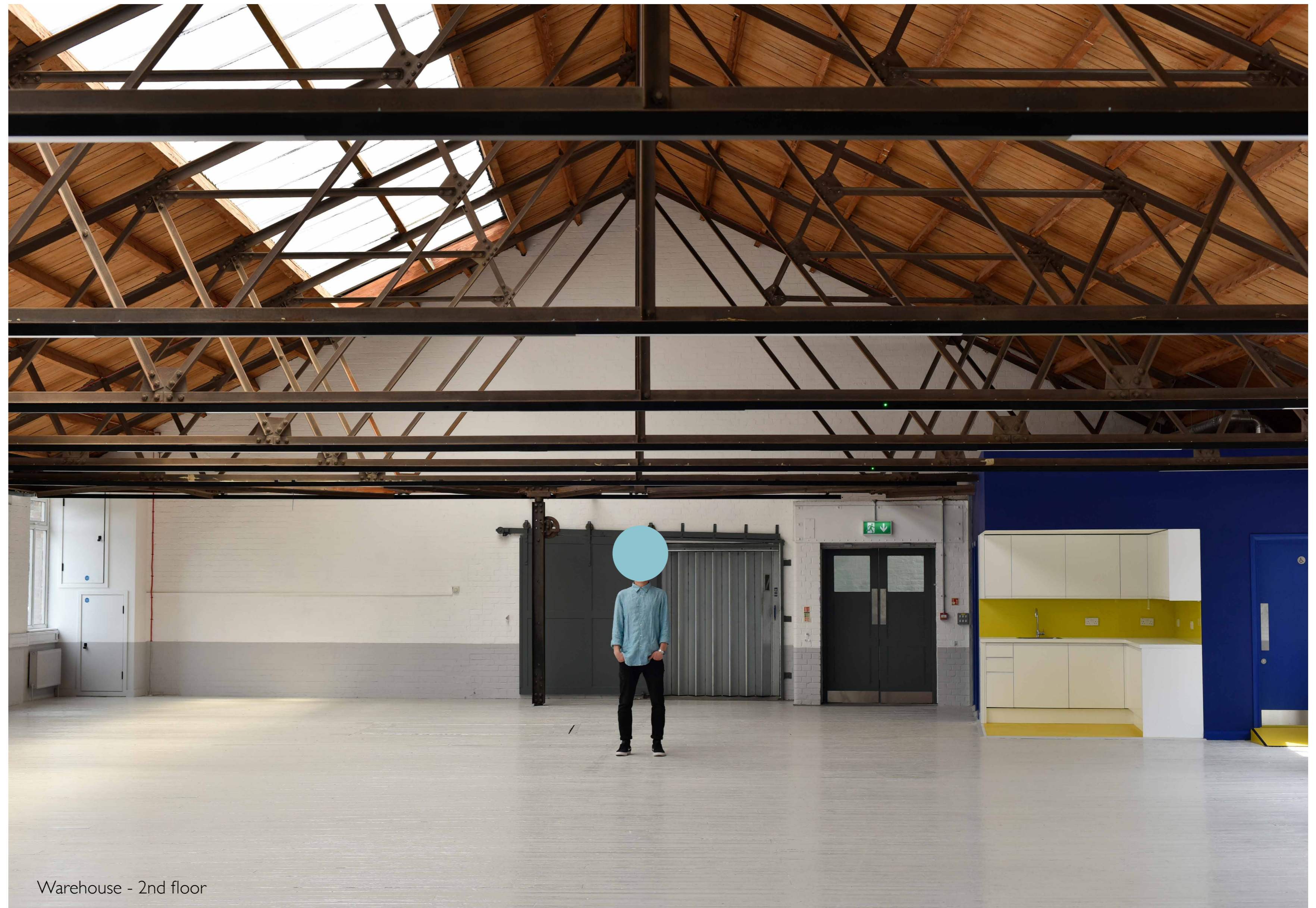
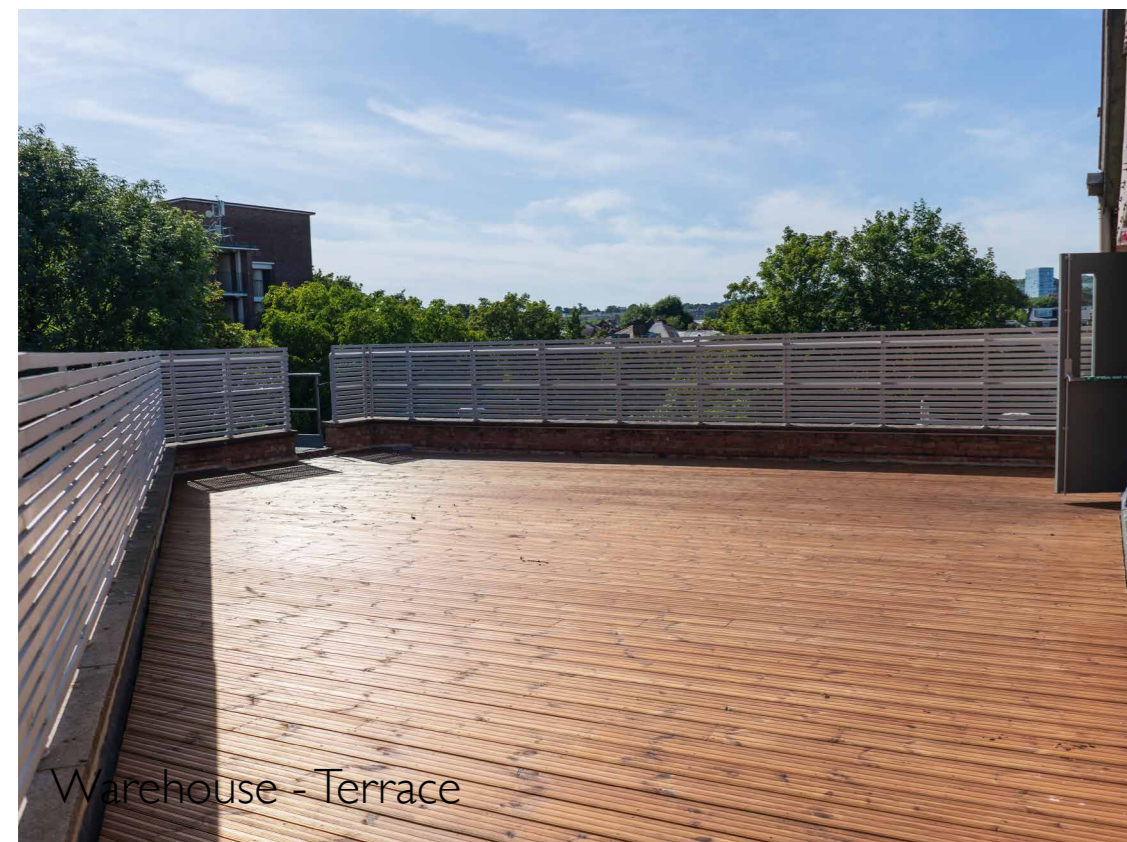
Light is everywhere, bouncing off the bright white floors, illuminating restored wood and brick and snaking around imposing steel columns.

When night falls, LED lighting comes on and kicks in.

You can make the space work for you at any level, whatever your work.

The ground floor is ideal for makers that want to interact, the second floor has exposed steel trusses and headroom to spare. Enough even to create a mezzanine floor.

- Exposed brickwork
- Black LED linear and curved lighting
- Private roof terrace accessible from the 2nd floor
- Fibre ready - Plug and play data provision
- Vibrant toilets and dedicated tea points
- Kitchens fitted on the 1st / 2nd floor
- Large open plan floors
- Cast iron Georgian radiators










GETTING  
ROUND

# WALKING DISTANCES

from The Billiard Factory

-  Upper Holloway 8 mins
-  Archway 13 mins
-  Holloway Road 10 mins
-  Finsbury 19 mins
-  Arsenal 24 mins

# TRAIN DISTANCE

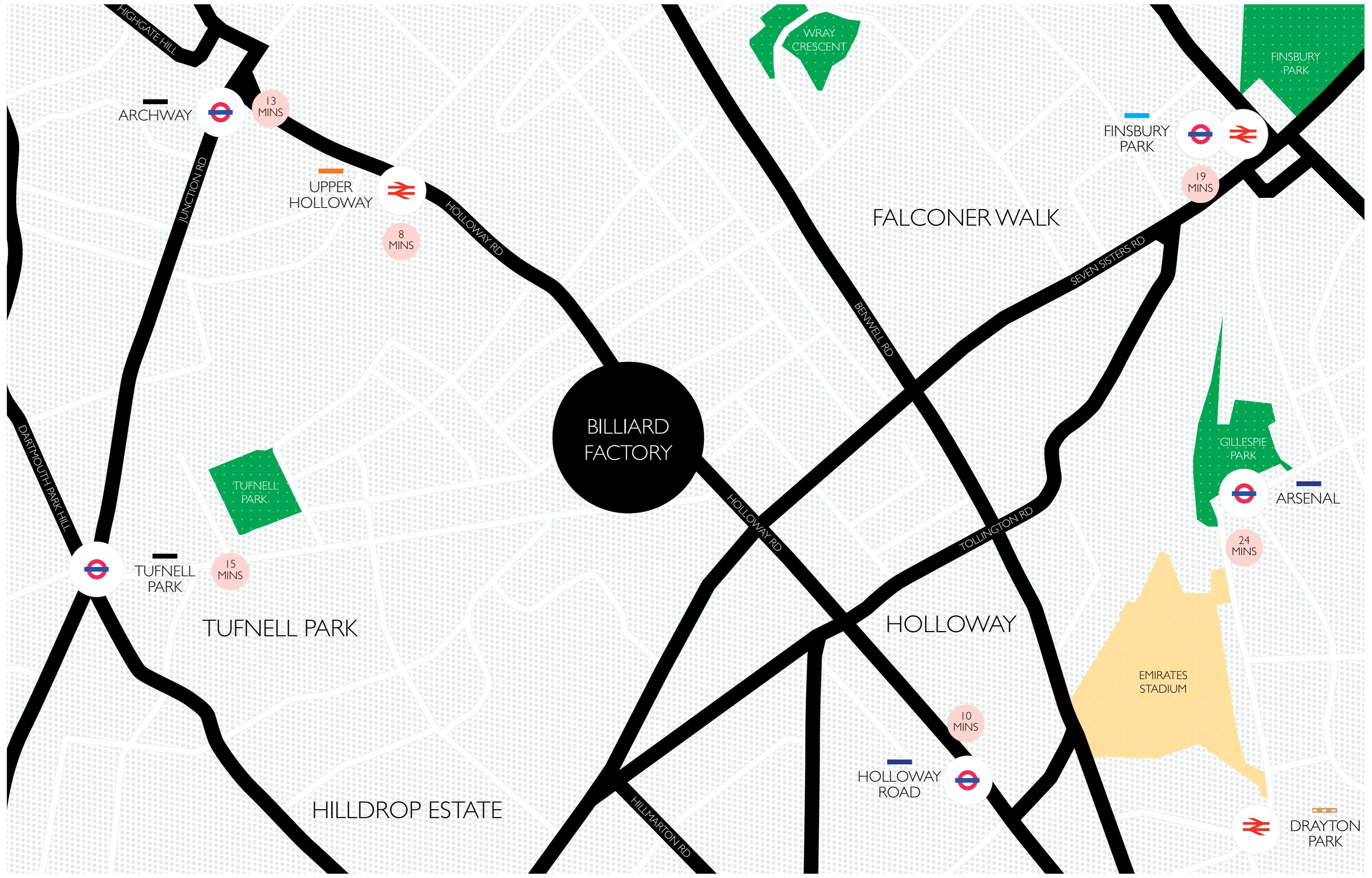
from Holloway Road Station

- Kings Cross 14 mins
- Liverpool St 19 mins
- Victoria 20 mins
- Farringdon 26 mins
- Paddington 27 mins

# BUS DISTANCE

from Holloway Road

- Kings Cross 28 mins
- Tottenham Court Rd 33 mins
- Moorgate 41 mins
- Holborn 42 mins



London's  
Inspirational  
Diverse  
Metropolitan  
University

THE AREA



# WAKE UP AND SMELL THE COFFEE

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

Freshly made Allpress coffee brewed just the way you like it and served with a smile and a pastry.

The Green Room Cafe, is a social hub not just for the Billiard Factory occupiers, but also for the N7 community at large, as well as nearby businesses.

A great place to socialise and network and even to stay green. The cafe aims to always maintain the smallest carbon footprint possible.

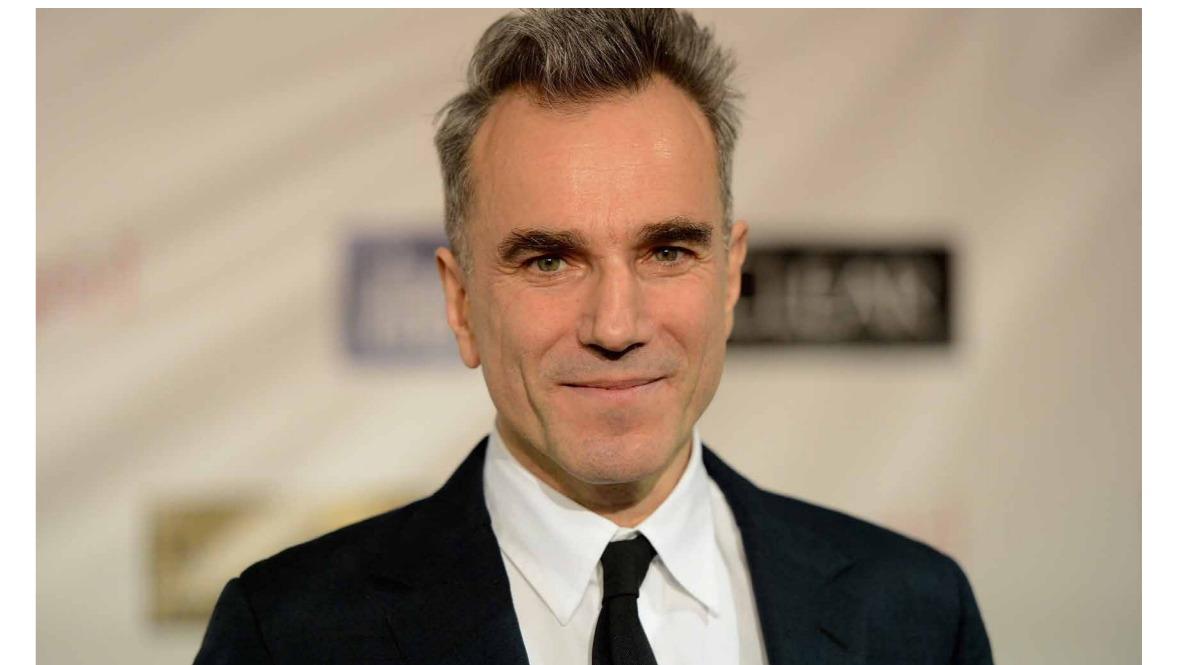
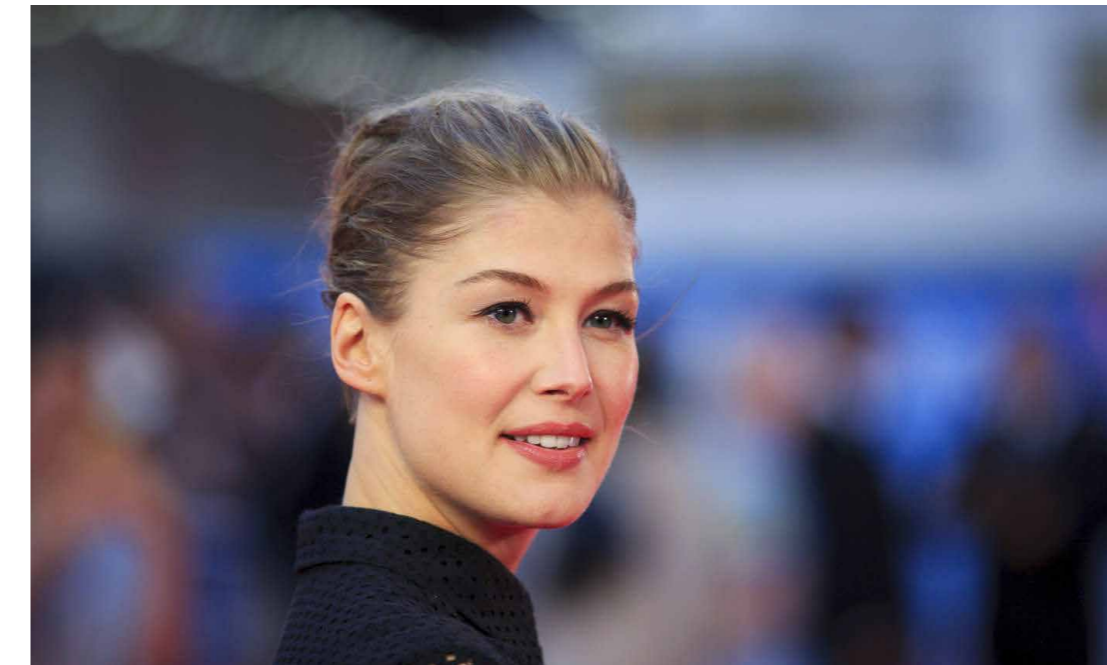
All fresco is always available. Take it outside to the Mews and sip and snack on picnic benches surrounded by gorgeous green. Your own oasis, just outside.

# ACTION

Right within The Billiard Factory campus sits The National Youth Theatre of Great Britain.

Established in 1956 as the world's first youth theatre, the NYT over its 60 years has seen hundreds of young actors pass through its doors and go on to become worldwide famous faces.

Alumni such as Dame Helen Mirren, Daniel Craig, Sir Daniel Day-Lewis, Chiwetel Ejiofor, Colin Firth, Rosamund Pike, Orlando Bloom, Catherine Tate and Sir Ben Kingsley.



# LIFESTYLE

An exclusive private gated estate on the Holloway Road, one of the main shopping streets in one of the most vibrant and desirable parts of North London.

Your N7 neighbours are people in the news and in the arts. A community that's happily at home here.

Like you, they'll be enjoying some of the best pastries and coffee in London at the on-site cafe The Green Room, drinking in the Nag's Head and buying brews in The Beer Kat.

Easily accessible from all over town, the Billiard Factory has secure bike storage. Leave it locked up and head into the busy West End, it's just 20 minutes away.



Finsbury Park



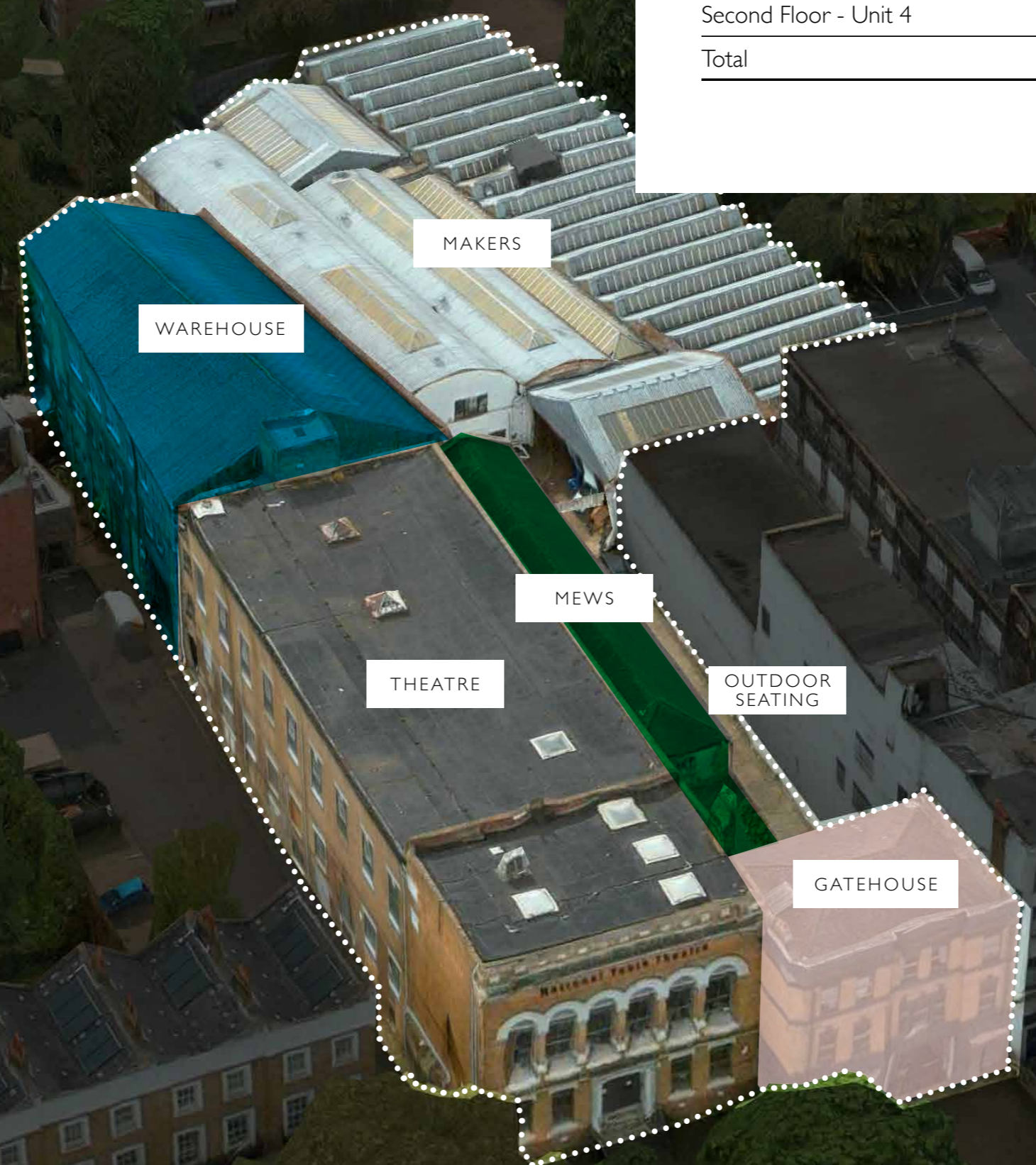
Holloway Road Tube station

A person wearing an orange t-shirt stands against a white brick wall. A large red circle is positioned over the person's face, containing the text 'FLOOR PLANS'.

FLOOR  
PLANS

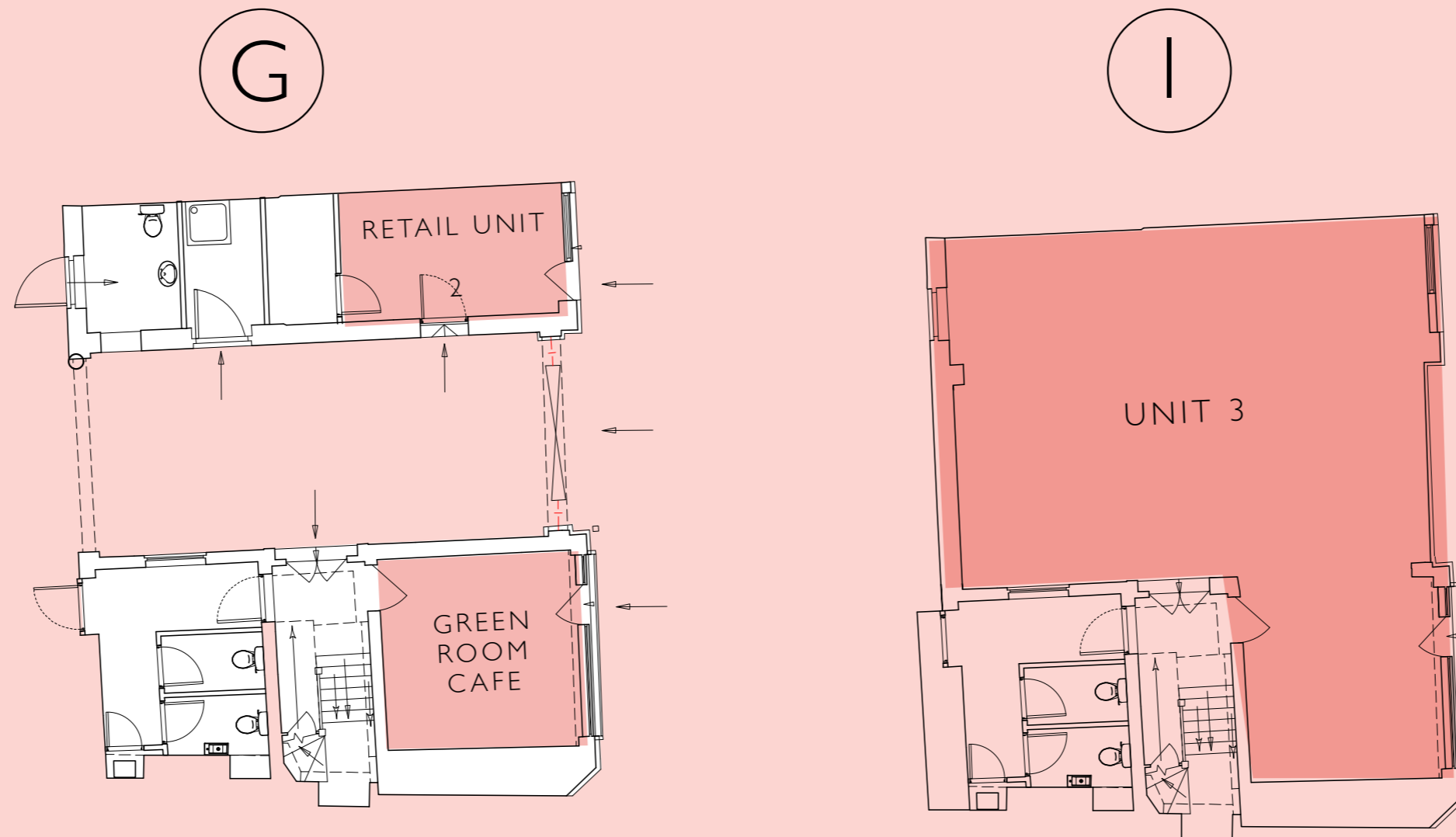
# BILLIARD FACTORY SPACES

Gatehouse ●		Mews ●		Warehouse ●	
Spaces	Size sq ft	Spaces	Size sq ft	Spaces	Size sq ft
Green Room Cafe - Unit 1	183 sq ft	Ground floor - Unit 5	1,572 sq ft	Ground floor - Unit 10	4,243 sq ft
Ground floor - Retail Unit 2	181 sq ft	Ground floor - Unit 6	608 sq ft	First Floor - Unit 11	5,694 sq ft
First Floor - Unit 3	971 sq ft	First Floor - Unit 7	1,482 sq ft	Second Floor - Unit 12	4,989 sq ft
Second Floor - Unit 4	1,135 sq ft	First Floor - Unit 8	574 sq ft	Total	14,926 sq ft
Total	2,470 sq ft	Second Floor - Unit 9	1,492 sq ft		
		Total	5,728 sq ft		



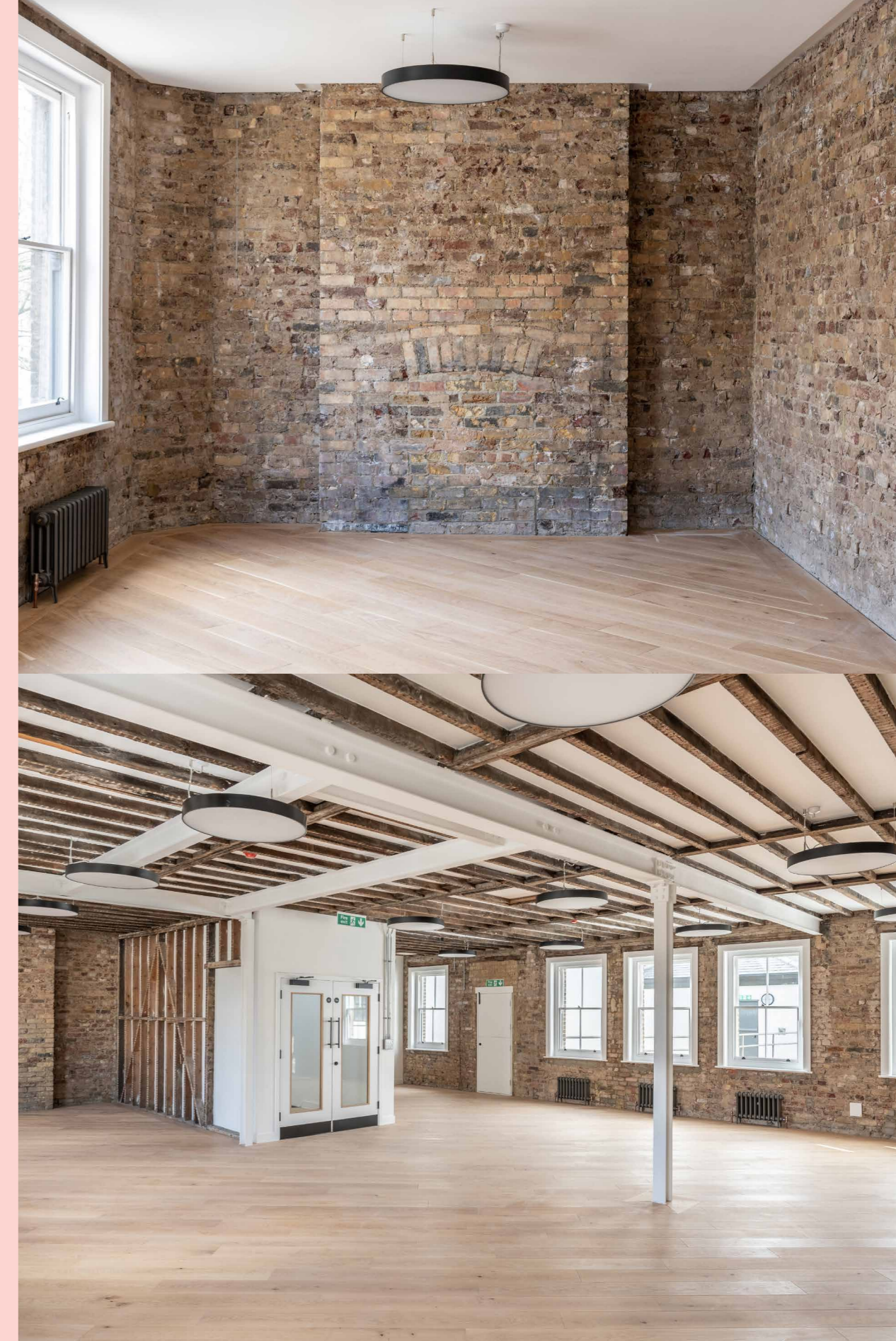
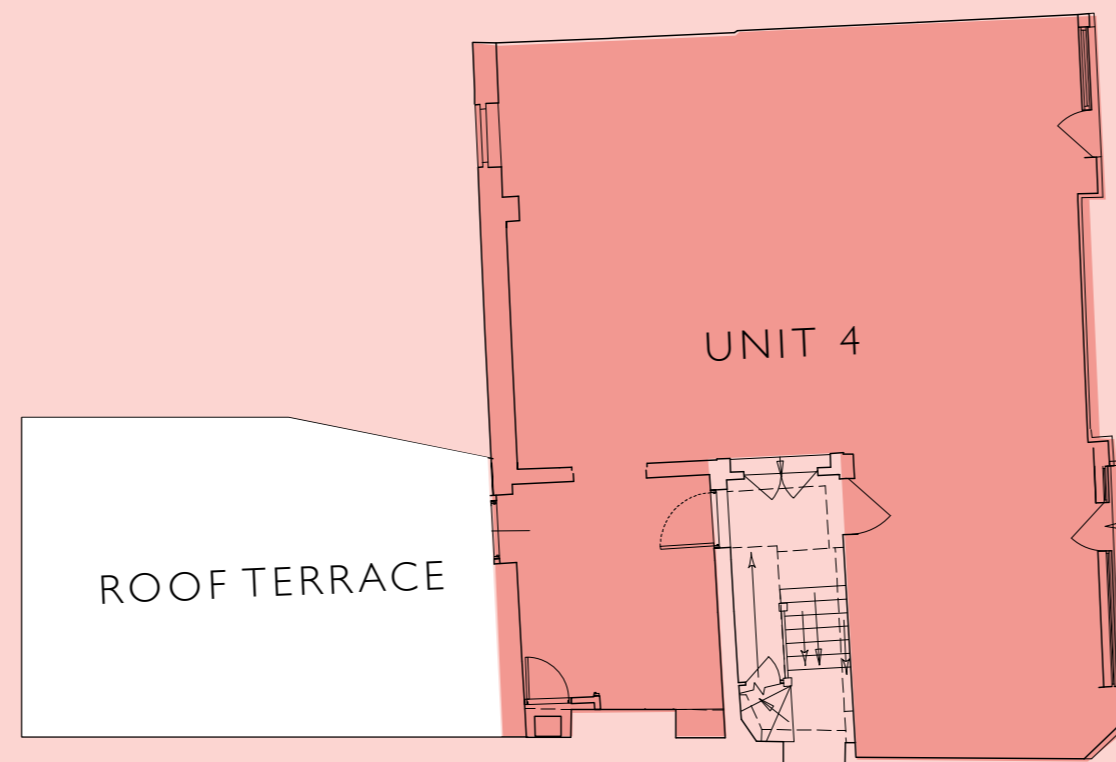
HOLLOWAY ROAD

# GATEHOUSE



Available Space	Size sqft
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First floor - Unit 3	972 sq ft
Second floor - Unit 4	1,135 sq ft
<b>Total</b>	<b>2,470 sq ft</b>

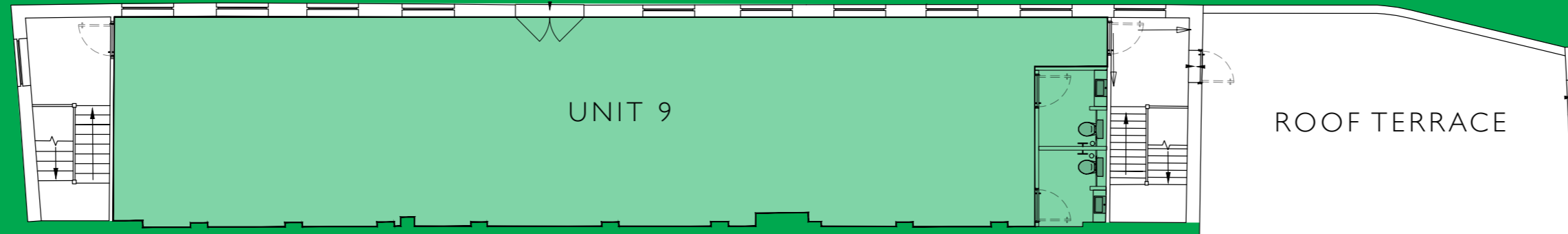
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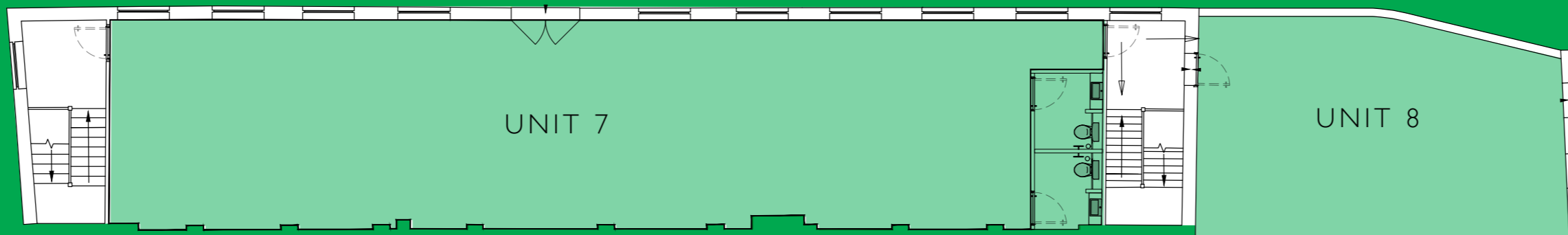
↗ N For indicative purposes only. Not to scale.

# MEWS

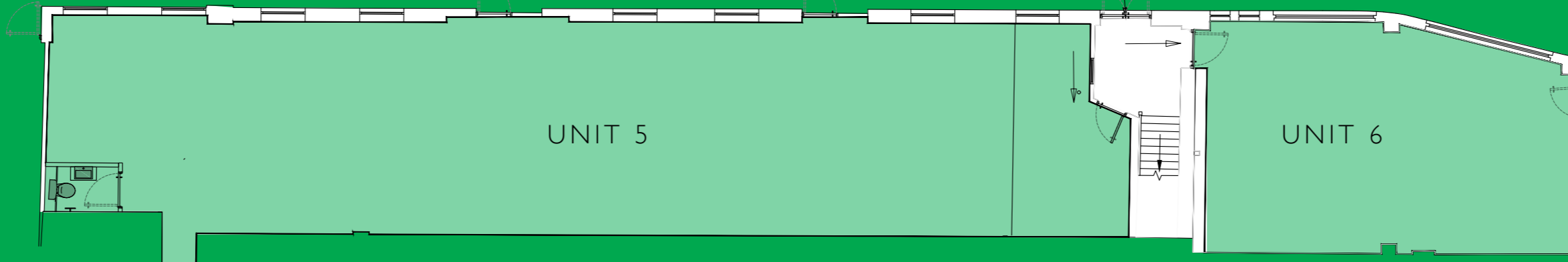
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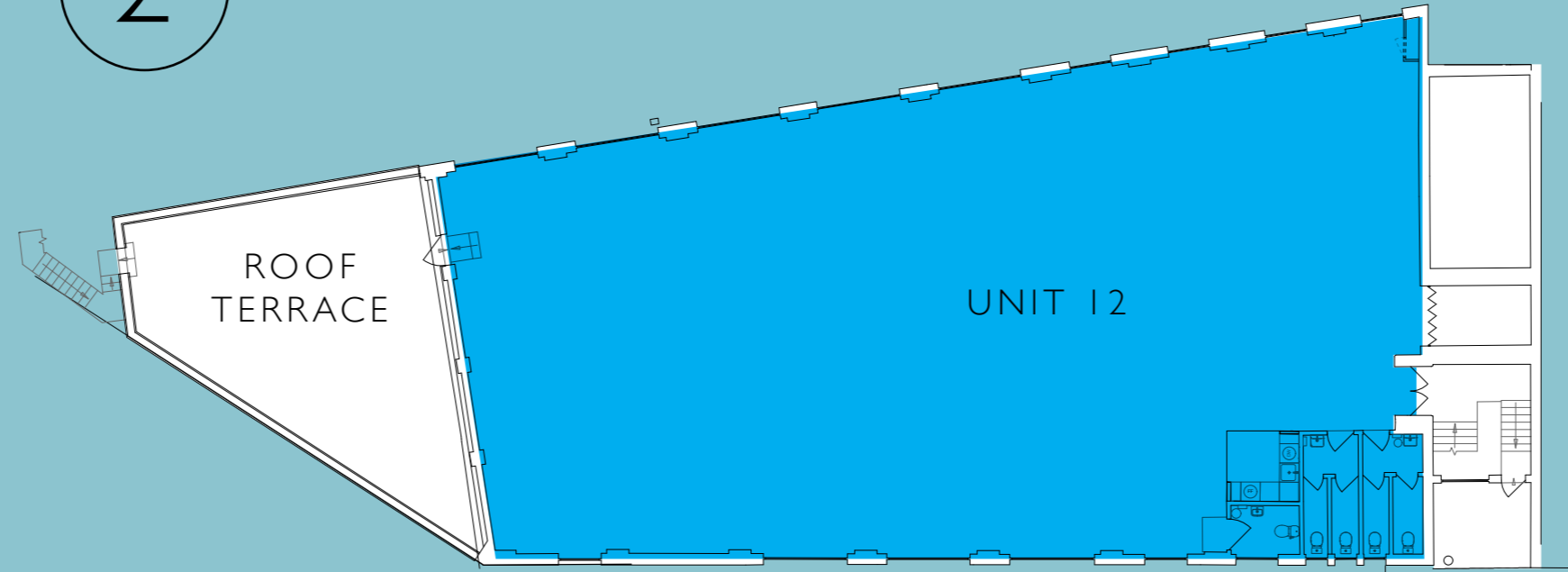
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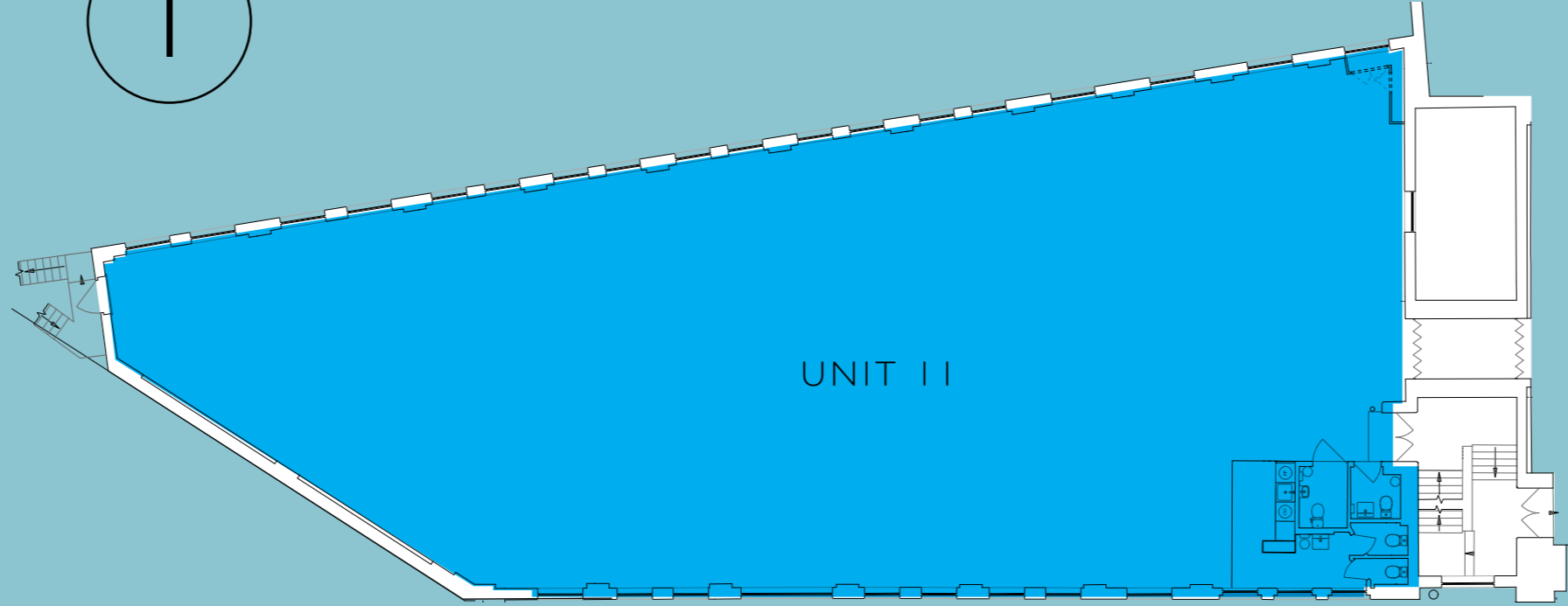
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# WAREHOUSE

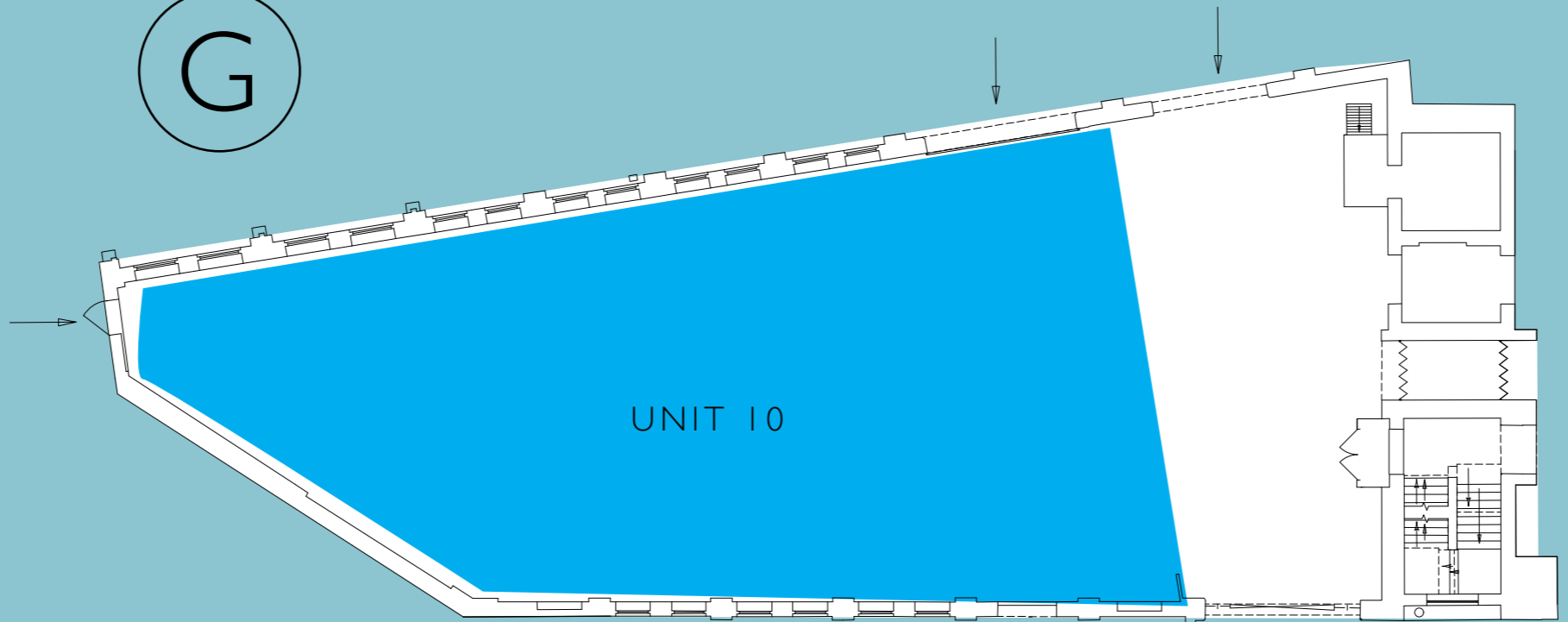
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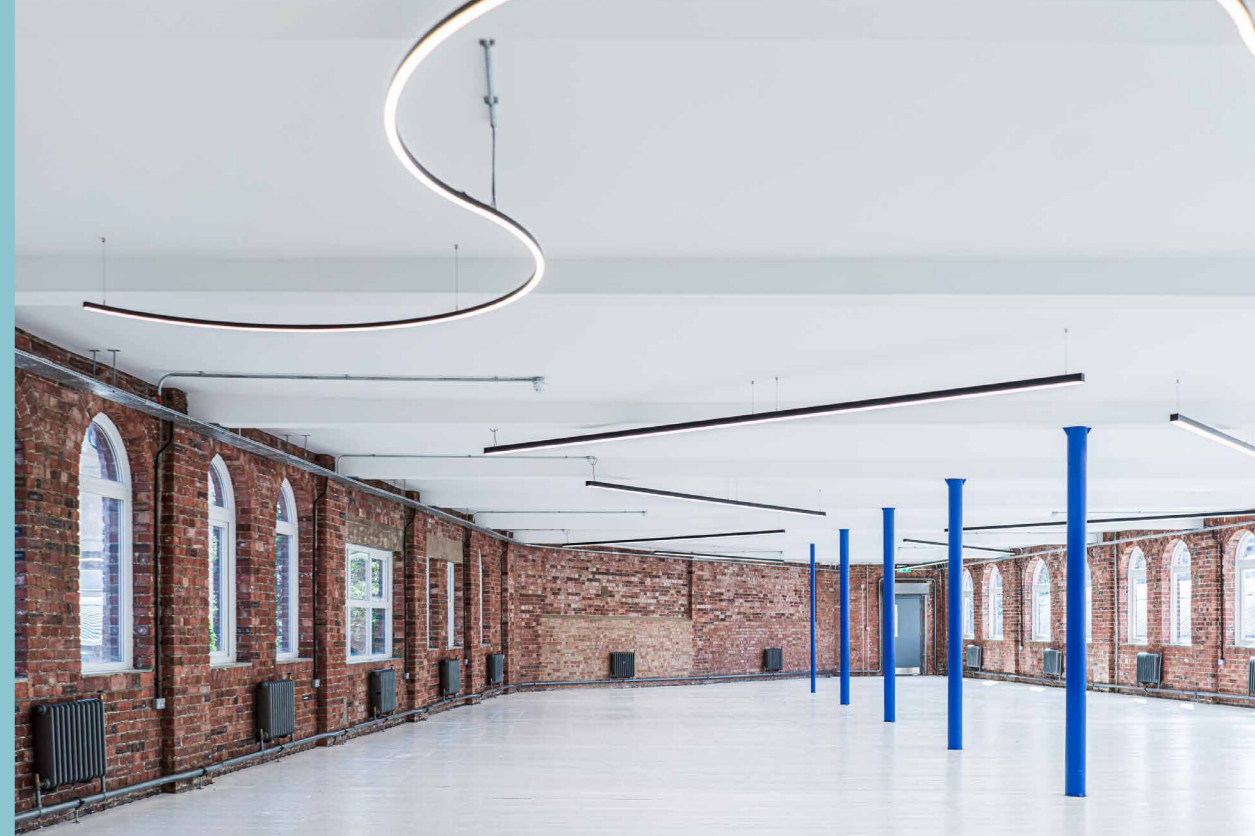


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Available Space	Size sq ft
Ground floor - Unit 10	4,243 sq ft
First floor - Unit 11	5,694 sq ft
Second floor - Unit 12	4,989 sq ft
<b>Total</b>	<b>14,926 sq ft</b>

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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.

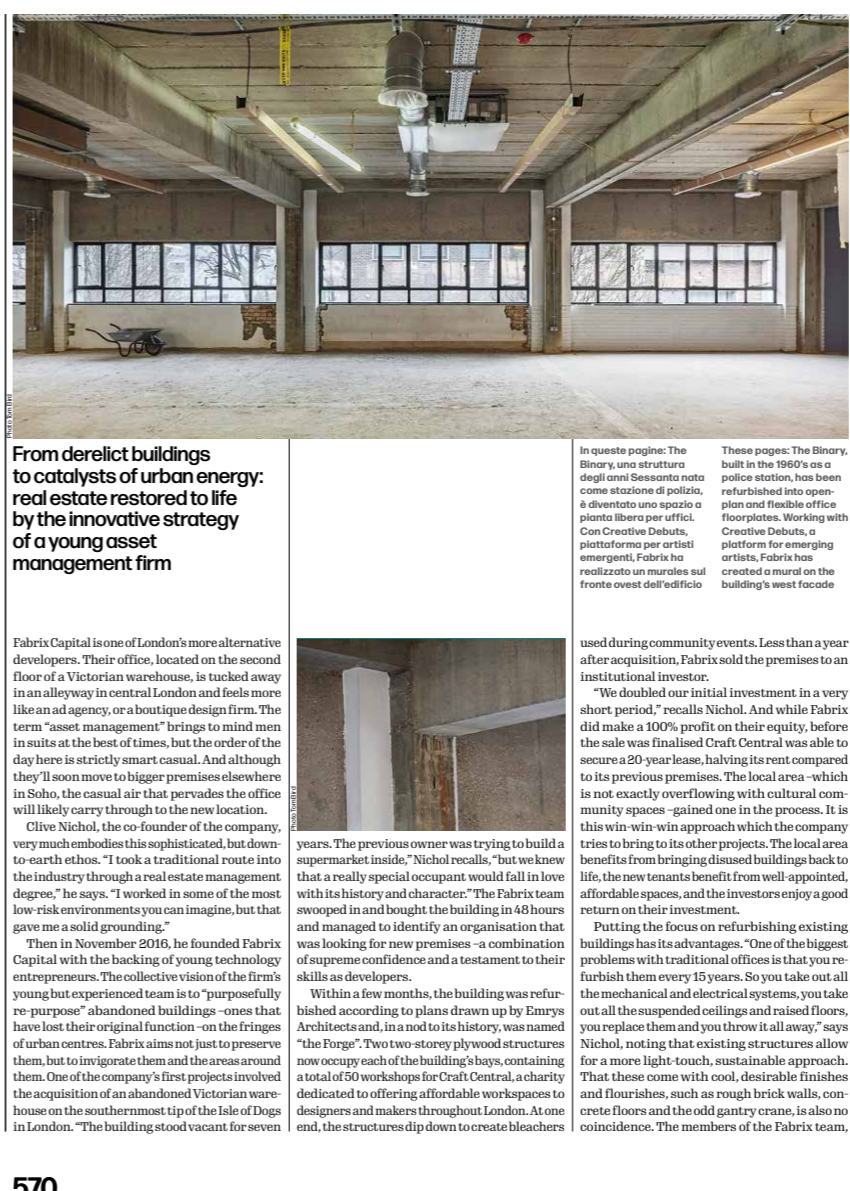
Many pay lip service to sustainability, however, Fabrix seriously considers its impact on the environment and society, striving for positive change.

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>



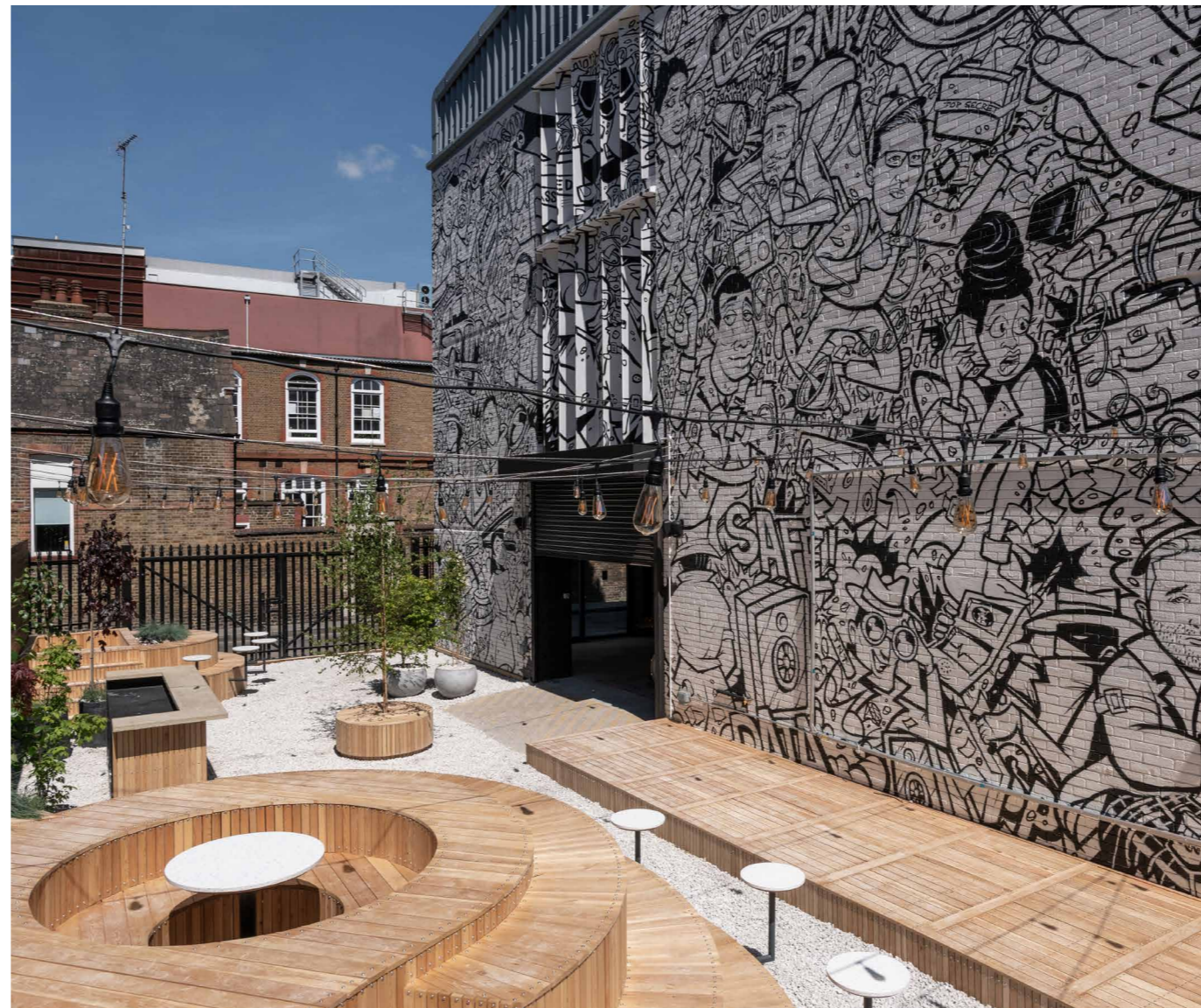
Fabrix track record recognised in internationally renowned Domus magazine - Win, win, win strategy



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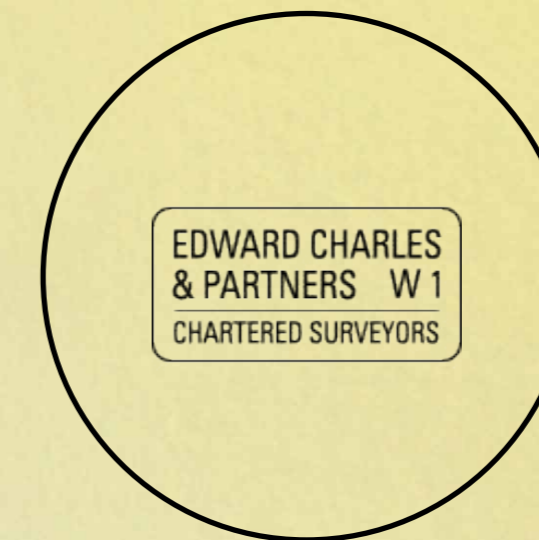


The Binary, 27 Copperfield Street, London, SE1



Sofar Sounds event at The Billiard Factory

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Terms: Upon request.  
Viewings: Through joint-sole letting agents.

Subject to contract. Edward Charles and Ingleby Trice for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Edward Charles and Ingleby Trice, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT, July 2019.

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