



AVAILABLE TO LET

The Billiard Factory

443-449 Holloway Road, London, United Kingdom N7 6LW



Office for rent, 973 - 22,596 sq ft, £39.50 psf (quoting)

To request a viewing call us on +44 (0)20 7029 3610

For more information visit <https://realla.co/m/18401-the-billiard-factory-443-449-holloway-road>

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Affordable & Creative New Warehouse Offices, Comprehensively Refurbished

The Billiard Factory is a modern office campus comprehensively refurbished to provide c.23,000 sq ft of offices with floor plates ranging from 973 - 5,694 sq ft.

Designed by PH+ Architects the buildings offer an opportunity for a self contained London flagship headquarters but can also be divided and let on a floor-by-floor basis.

Situated on Holloway Road, The Billiard Factory lies within an exclusive private gated estate that will excite any office occupier searching for a new creative hub.

Highlights

- Self contained campus
- Warehouse style throughout
- Exposed brick
- Wooden timber beams
- Extensive floor to ceiling height

Property details

Rent	£39.50 psf (Quoting)
Est. S/C	£6.00 psf
Rates detail	TBC
Lease details	New flexible FRI leases are available direct from the Landlord for a term by arrangement.

Unit	Floor	Size sq ft	Status
Gatehouse	2nd Floor	1,186 NIA	Under offer
Gatehouse	1st Floor	973 NIA	Under offer
Front Mews	2nd Floor	1,488 NIA	Under offer
Front Mews	1st Floor	2,019 NIA	Under offer
Front Mews	Ground Floor	2,099 NIA	Available
Warehouse	2nd Floor	4,894 NIA	Available
Warehouse	1st Floor	5,694 NIA	Available
Warehouse	Ground Floor	4,243 NIA	Available
Total		22,596	

More information

[Visit microsite](#)

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Contact us

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