

# SELF CONTAINED CLASS E OFFICE / MEDICAL / GYM PREMISES TO LET

## The Podium Gainsborough Studios 1 Poole Street, London N1 5EA

1,348 sq ft (125.23 sq m) approx.

### Location

Gainsborough Studios is located on the junction of Poole Street and New North Road, fronting the Regents Canal and Shoreditch Park.

The development is served by bus services passing on New North Road and Baring Street, Rail, Underground and Overground services from Essex Road, Highbury and Islington and Old Street stations. It also boasts secure on-site car parking with spaces available by separate negotiation and secure cycle parking.

### Description

Gainsborough Studios comprises a double award winning mixed use development of approximately 30,000 sq ft of commercial space and 253 residential apartments. The development is situated on the site of a former power station which, after being decommissioned, became Alfred Hitchcock's studio. The commercial space includes an on site gym, Co-Op convenience store and a café.

The Podium comprises a detached property in the middle of the gated courtyard at the centre of the Gainsborough Studios development.

The premises benefits from air conditioning, a kitchenette, demised WC and full height glazed frontage and a 1GB fibre connection.

### Floor Areas (approx. GIA):

1,348 sq ft (125.23 sqm)

### VAT

The premises are elected for VAT so VAT is payable on rent and service charge.



### Lease

The property is available via a new lease from the freeholder for a term by arrangement with a minimum lease term of 12 months.

### Rent

The premises are available at a rent of £37,000 p.a.

### EPC Rating - TBC

### Business Rates

Estimated Rates Payable (2022 / 2023): £23,204

### Service Charge

Budget for the current year: £6,066 (approx.)

### Legal Costs

Each party is to be responsible for their own legal costs throughout.

### Viewing / Further Information

please call sole agents:

Contact: Sebastian Norman  
 Email: [sebnorman@artsurveyors.co.uk](mailto:sebnorman@artsurveyors.co.uk)  
 Direct Tel: 07970 273 545

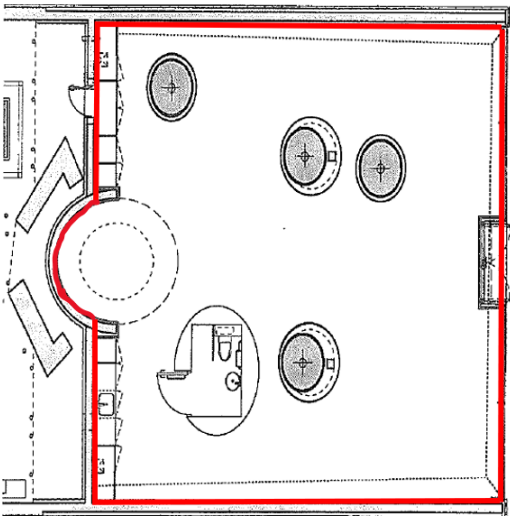
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 Direct Tel: 07946 846 745

## SUBJECT TO CONTRACT

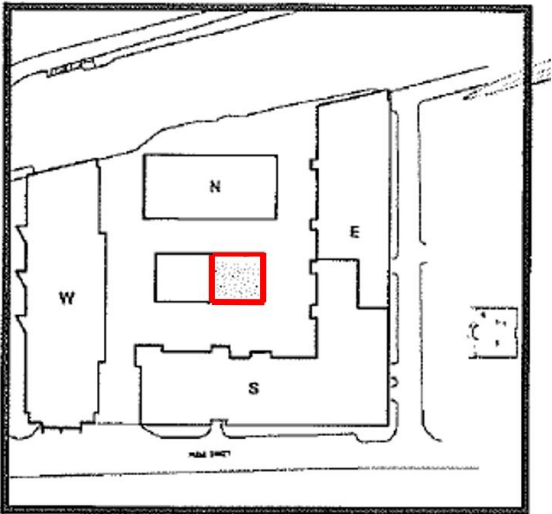
Alexander  
Reece  
Thomson

ARTSURVEYORS

Floor Plan



Site Plan



Gainborough Studios  
Flexible office spaces



Partners  
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