

Gainsborough Studios Islington N1

Business Space Available
To Let on Flexible Terms

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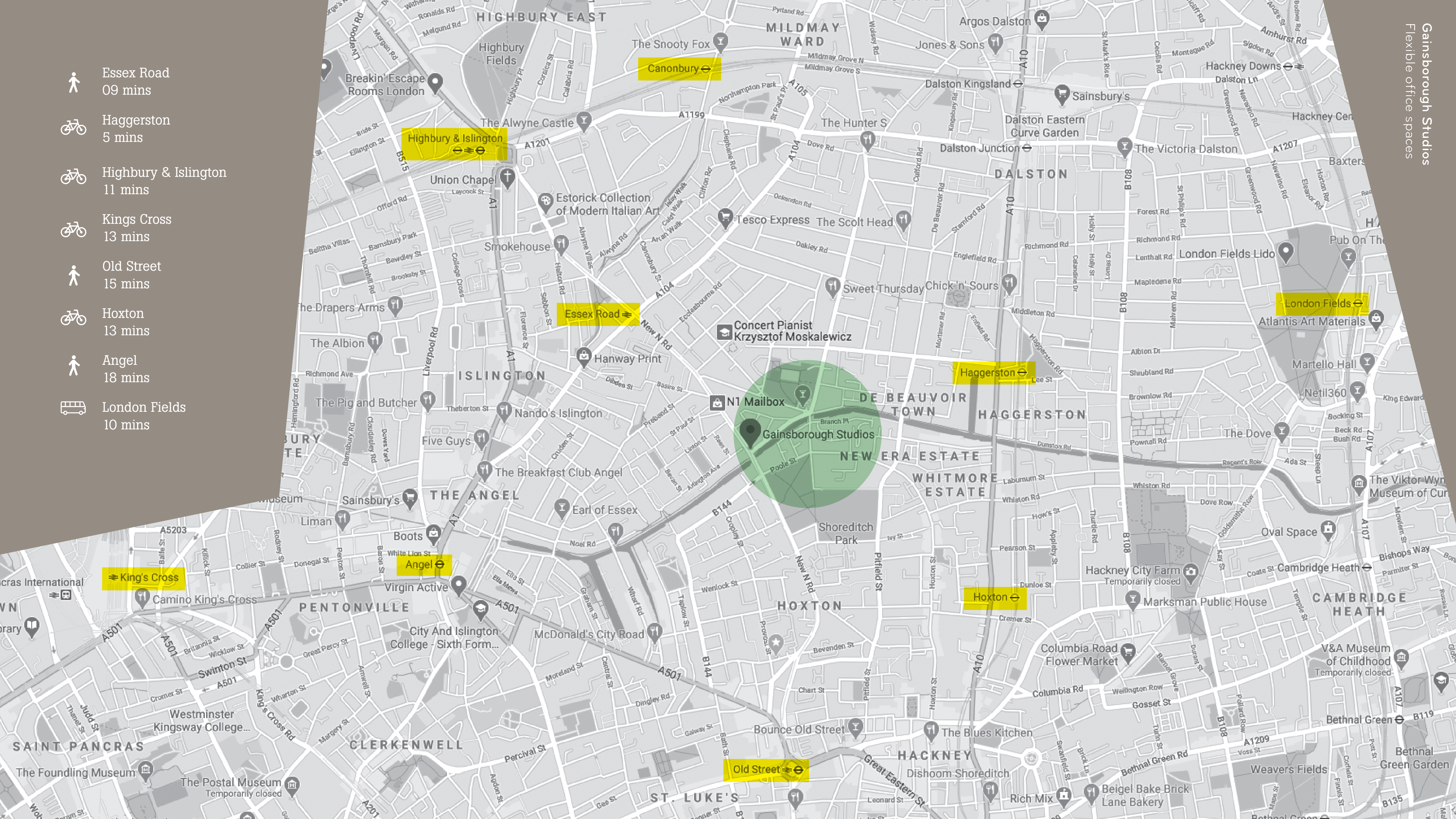
Alexander
Reece
Thomson
CHARTERED SURVEYORS

Gainsborough Studios comprises a double award winning mixed use development of approximately 30,000 sq ft of commercial space and 253 residential apartments set between the Regents Canal and Shoreditch Park. The development benefits from plentiful car and cycle parking.

The development is situated on the site of a former power station which, after being decommissioned, became Alfred Hitchcock's studio and the birthplace of his career as a film director. The current development comprises a mixture of new build accommodation and space converted from the original power station. It is now one of London's landmark buildings.



-  Essex Road
09 mins
-  Haggerston
5 mins
-  Highbury & Islington
11 mins
-  Kings Cross
13 mins
-  Old Street
15 mins
-  Hoxton
13 mins
-  Angel
18 mins
-  London Fields
10 mins

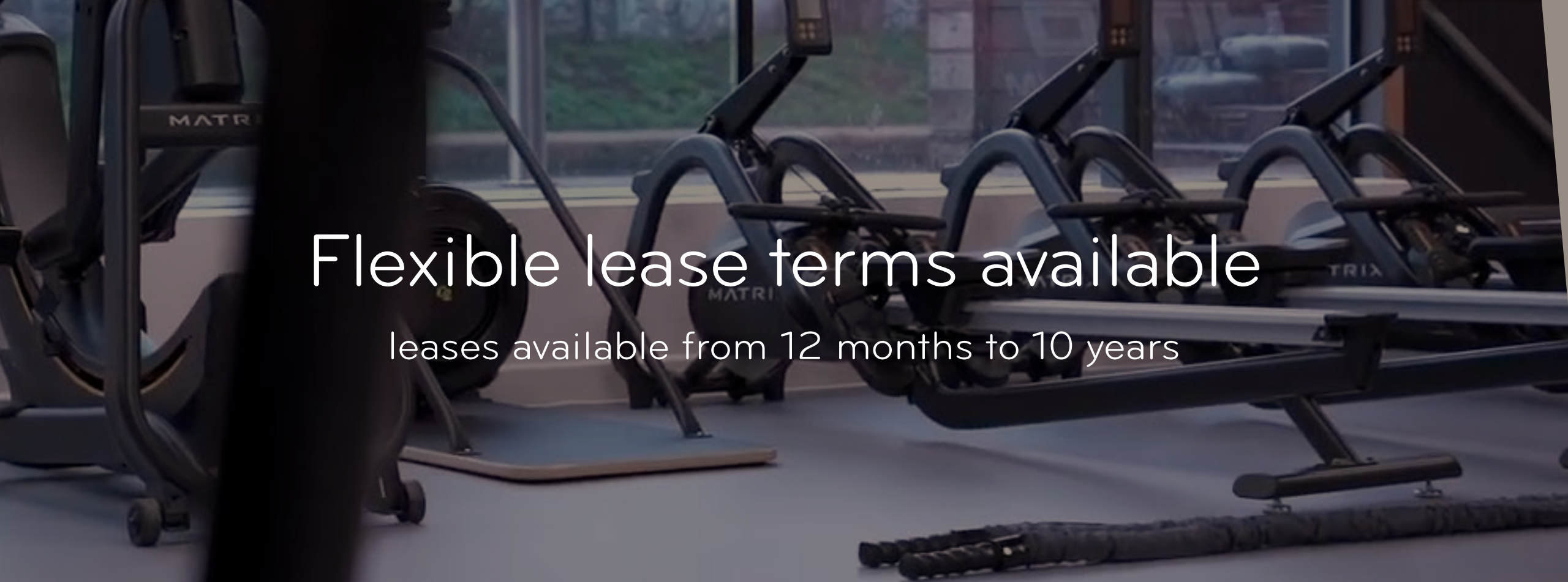


Units currently available from
672ft² – 2,519ft²
subject to contract

The space could be let either on a conventional basis or as
'Managed Workspace' with furniture and telecoms at an additional cost



Premises available for
immediate occupation

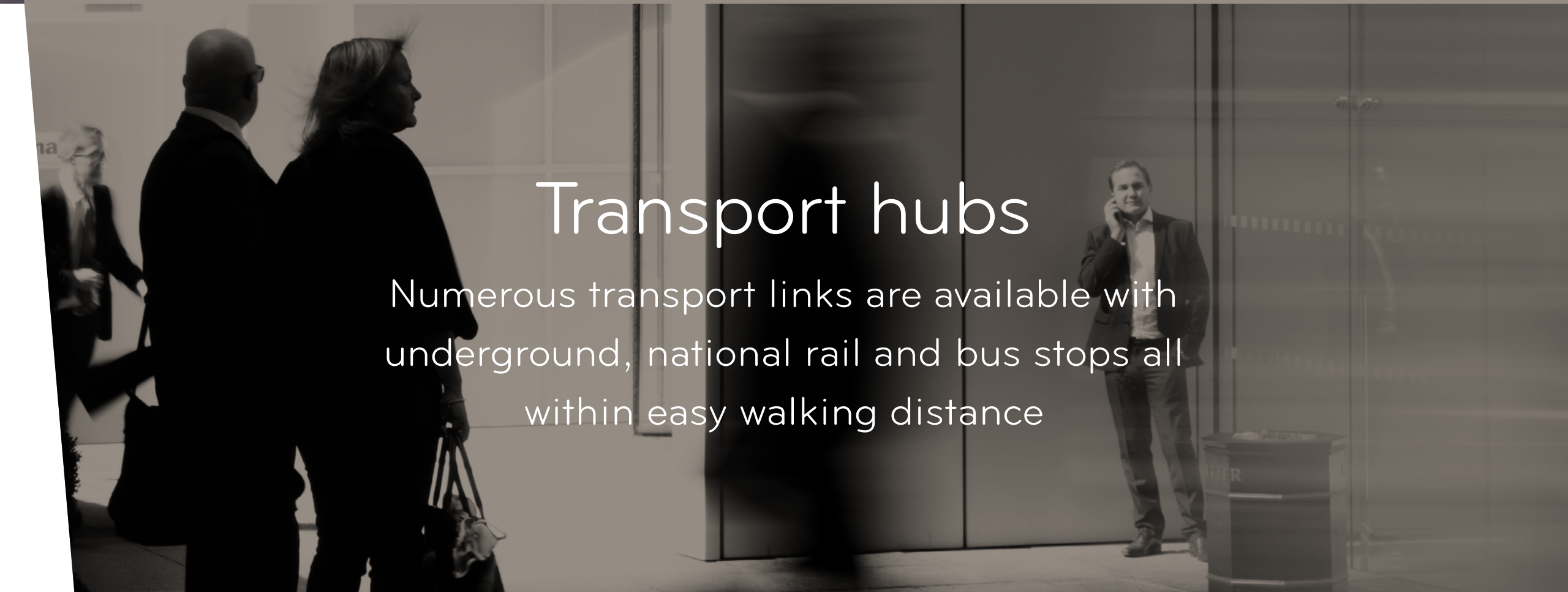


Flexible lease terms available
leases available from 12 months to 10 years



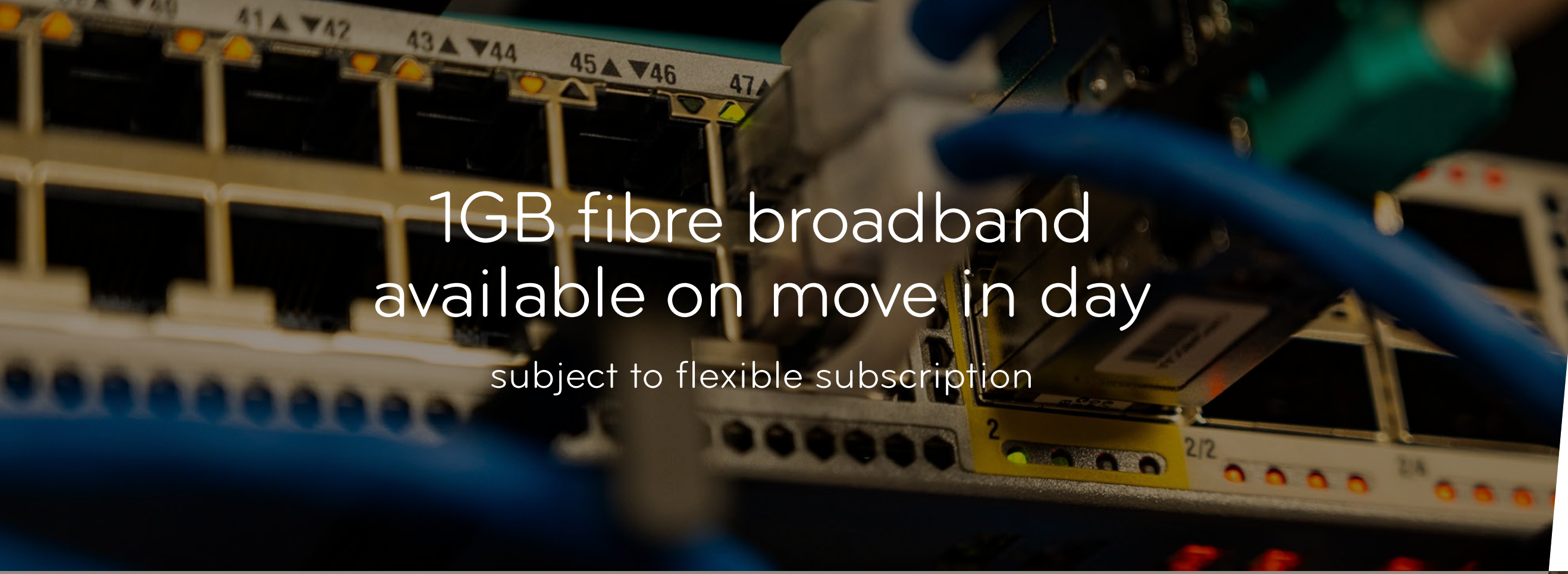
On site concierge

Standard form of lease
allowing for savings on legal fees



Transport hubs

Numerous transport links are available with
underground, national rail and bus stops all
within easy walking distance



1GB fibre broadband
available on move in day
subject to flexible subscription

Rent £27.50 per ft² exclusive
Service charge budget £4.50 per ft²
(estimated budget for current year)
Business rates: on application



Underground secure parking
subject to flexible subscription
Underground secure cycle storage
included



Canalside location



Ability to upsize or downsize suite
within the development as your
business' requirements change

On site gym
subject to flexible subscription
On site Co-Op convenience store
On site café





Gainsborough Studios N1

Units	Size ft ²	Availabilty	Use
North A	2,519	Yes	Office, Class E
North B	2,508	No	Office, Class E
North C	6,624	No	Gym, Class E
South Café	315	No	Café, Class E
South A	850	No	Office, Class E
South B	312	No	Office, Class E
South C	2,411	No	Office, Class E
South D	2,464	No	Office, Class E
East A	704	No	Office, Class E
East B	672	Yes	Office, Class E
West A	4,651	No	Retail, Class E
West B	3,610	No	Office, Class E
Podium	1,348	Yes	Office, Class E

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Class E create a new broad 'Commercial, business and service' use class which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It therefore, recognises that a building may be in a number of uses concurrently or that a building may be used for different uses at different times of the day. Changes to another use, or mix of uses, within this class do not require planning permission. Bringing these uses together and allowing movement between them will give businesses greater freedom to adapt to changing circumstances and to respond more quickly to the needs of their communities.

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

