5 St Peter Street and 8-10 Colebrooke Place

London, N1 8JD

mellersh & harding
a Rapleys business



TO LET

10,034 SQ FT
(932.19 SQ M)

£25 PER SQ FT

A fully fitted film/ photographic studio with canteen and ancillary offices.

- 2 fully fitted film/photographic studios
- Ancilliary offices
- Large canteen
- 4.3 metre eves to warehouse area
- Close to the amenities of Upper Street, Islington
- Angel underground station within 8 minutes walk
- Off street parking

Summary

Available Size	10,034 sq ft
Rent	£25 per sq ft
Business Rates	N/A
EPC Rating	Upon enquiry

Description

The building is currently being used as a film/ photographic studio on the ground floor with editing suites and offices on the 1st floor.

It is suitable for a for all light industrial/ warehouse uses and benefits from off street parking.

Location

The property has two addresses, 5 St Peter Street and 8-10 Colebrooke Place which is conveniently located just off Islington Green and close to the junction with Upper Street.

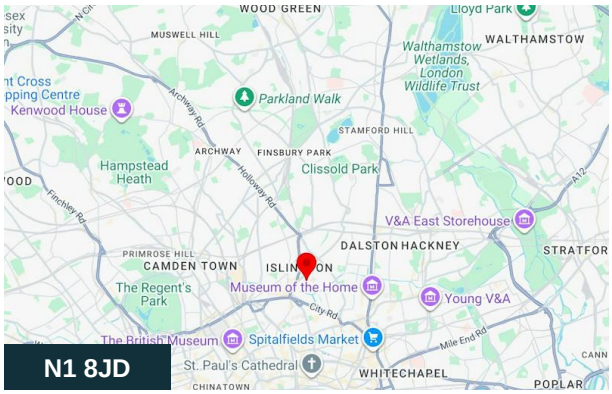
The local Islington area offers a wide array of shops, restaurants, convenience retail and cultural opportunities for all.

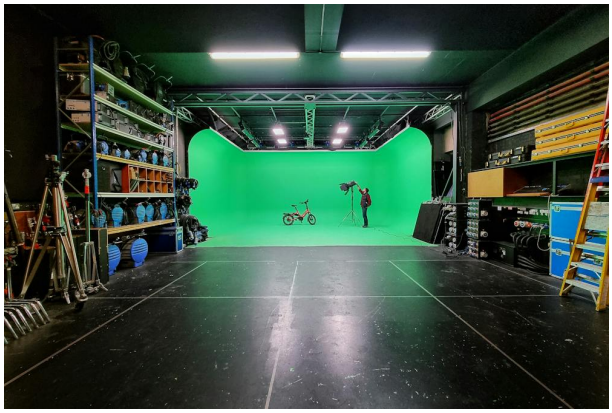
Angel underground station is only 8 minutes walk from the building and there are many buses that pass up and down Upper Street providing easy access to both the City and West End.

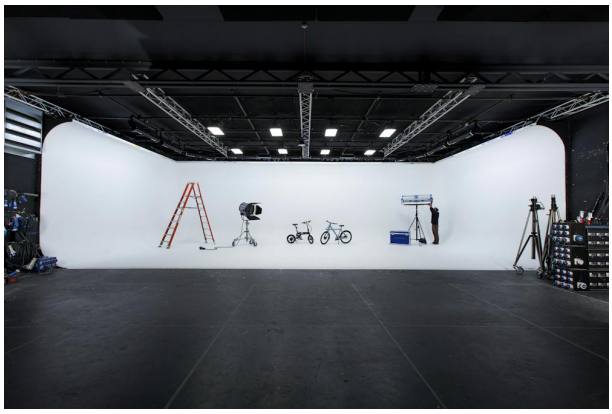
Accommodation

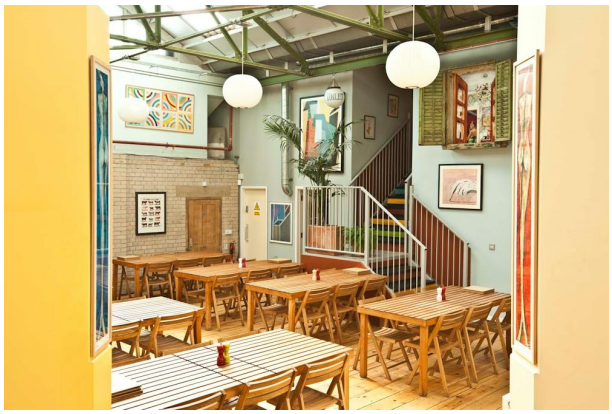
The accommodation comprises of 8,342 sqft (GIA) of warehouse/ industrial space which is currently fully fitted as a film/ photographic studio. There is an additional 1,692 sqft (NIA) of ancillary offices on the 1st floor.

Name	sq ft	sq m	Availability
Ground	10,034	932.19	Available
Total	**10,034**	**932.19**	









Viewing & Further Information



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