



TO LET

**Islington Studios,
Marlborough Road,
London, N19 4NF**

780 to 903 sq ft

Refurbished office /
studio space in the heart
of Finsbury Park.



Description

Islington Studios is an attractive Victorian warehouse conversion situated within a secure and gated development which has recently undergone a complete refurbishment to bring all interiors to a modern standard led by elements inspired by the building's past.

The development is currently home to an eclectic mix of occupiers including creative, fashion and music. This characterful offering includes communal bike storage, kitchenettes, WCs, meeting rooms, DDA compliant lifts and level access throughout. All units are provided refurbished and open plan, but can be provided fully fitted - subject to terms.

Location

Islington Studios is located in an attractive part of North London in the London Borough of Islington, approximately one mile west of Finsbury Park, one mile south of Crouch End and approximately three miles north of Central London. The area has benefitted from significant regeneration and gentrification in the past decade and the Archway/Holloway area is now considered a desirable location for people to live and work.

Key points

- Units ranging from 780 - 903 square feet
- Wide range of unit sizes available
- Offering fitted or non fitted units
- Flexible agreement terms
- Secure communal courtyard
- On-site building manager and caretaker
- Bike storage
- Super fast, plug and play, fibre broadband





Accommodation

Name	sq ft	sq m	Availability
Unit - G10	822	76.37	Available
Unit - 1.9	903	83.89	Available
Unit - 2.7	877	81.48	Available
Unit - 4.0	780	72.46	Available
Unit - 4.5	791	73.49	Available

Viewing & Further Information



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Rents, Rates & Charges

Lease	
Rent	£35 per sq ft
Rates	£10 per sq ft Approximately
Service Charge	£5 per sq ft Approximately
VAT	On application
EPC	On application

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/09/2025