



Arches 1 and 2
Holloway Road Station
303 Holloway Road
London
N7 8HS



A3 and A4 Opportunities immediately adjacent to the entrance to Holloway Road Station

TO LET

1,900 – 1,930 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

Located in a prime location adjacent to the Holloway Road Station entrance, the arches are situated within a courtyard environment.

Passenger numbers for 2014: 6.6 million underground entrance's and exit's.

*Multi-year station entry-and-exit figures (XLS). London Underground station passenger usage data. Transport for London

Description

Prime A3 and A4 opportunities adjacent to the station entrance. Local occupiers include Sainsbury's, Costa Coffee and Dirty Burger amongst others. The arches are available immediately on an arch by arch basis or together.

We understand the arches have [A3 / A4](#) consent respectively. Outdoor seating in the court yard may be permitted subject to terms and licensing restrictions.



Floor Areas (approx)

| | Sq ft | (m ²) |
|--------|-------|-------------------|
| Arch 1 | 1,900 | (c.176.5) |
| Arch 2 | 1,930 | (c.179.3) |

Terms

A new lease at nil premium directly from the landlord is available. **Offers in excess of £27.50 psf per annum plus VAT. Subject to Contract.**

Rates

We understand the rateable value for Arch 1 is £35,500 and for Arch 2 is £36,000. Therefore rates payable for 2017/18 equate to £16,776 (arch 1) and £16,776 (arch 2).

Interested parties are advised to make their own enquiries.



Legal Costs

Each party is to bear their own legal costs.



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Viewing

Viewings are available immediately strictly by appointment through sole agents:-

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