



AVAILABLE TO LET

The Billiard Factory

443-449 Holloway Road, London, United Kingdom N7 6LW



Office for rent, 1,765 - 32,399 sq ft, P.O.A

To request a viewing call us on +44 (0)20 7029 3610

For more information visit <https://realla.co/m/18401-the-billiard-factory-443-449-holloway-road>

James Heyworth-Dunne
jhd@inglebytrice.co.uk

Cameron Stratton
c.stratton@inglebytrice.co.uk

The Billiard Factory

443-449 Holloway Road, London, United Kingdom N7 6LW

To request a viewing call us on +44 (0)20 7029 3610



Affordable & Creative New Warehouse Offices Comprehensively Refurbished

A former billiard table factory, The Billiard Factory is a modern office campus comprehensively refurbished to provide c.32,399 sq ft of offices with floorplates ranging from 1,119 - 5,199 sq ft. delivering a dynamic new way of working to North London.

Designed by PH+ Architects the buildings offer an opportunity for a self contained London flagship headquarters but can also be easily divided and let on a floor-by-floor basis.

Situated on Holloway Road and surrounded by London's urban energy, The Billiard Factory lies within an exclusive private gated estate that will excite any office occupier searching for a new creative hub.

Where minutes matter, The Billiard Factory provides design led affordable accommodation for occupiers to work where they live and play. The estate also provides swift access to Kings Cross, Midtown, The City and the West End, it is a commuters dream.

Highlights

- Self contained campus
- Warehouse style throughout
- Numerous roof terraces
- Exposed brick
- Wooden timber beams
- Wooden flooring
- Extensive floor to ceiling height throughout
- Loading bay
- Private secure bicycle parking
- Private seated courtyard

Property details

Rent	P.O.A
Est. rates payable	£13.00 psf
Building type	Office
Planning class	B1
Secondary classes	B1
Sizes	1,765 to 32,399 sq ft
VAT charges	Payable.
Lease details	New flexible FRI leases are available direct from the Landlord for a term by arrangement.

More information

[Visit microsite](#)

<https://realla.co/m/18401-the-billiard-factory-443-449-holloway-road>

Contact us

Ingleby Trice

10 Foster Lane, London EC2V 6HR

www.inglebytrice.co.uk

+44 (0)20 7029 3610

agency@inglebytrice.co.uk

James Heyworth-Dunne

Ingleby Trice

02070293626

jhd@inglebytrice.co.uk

Cameron Stratton

Ingleby Trice

020 7029 3615

c.stratton@inglebytrice.co.uk

Jacob Halstead

Ingleby Trice

0207 029 3610

j.halstead@inglebytrice.co.uk

Quote reference: RENT-18401

By prior arrangement.

29/11/2018 Property descriptions and related information displayed on this page are marketing materials provided by Ingleby Trice. Realla does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute property particulars.