

# Stapleton House Holloway Road London

2,164 – 5,600 sq ft Class E Retail/Leisure/Financial Services opportunity in close proximity to Emirates Stadium, London Metropolitan University and Holloway Road Tube Station.

UNITE  
STUDENTS



TORRIDON



Mon-Fri  
Midnight-7am  
9pm-Midnight

Sat  
Midnight-7am  
1pm-Midnight

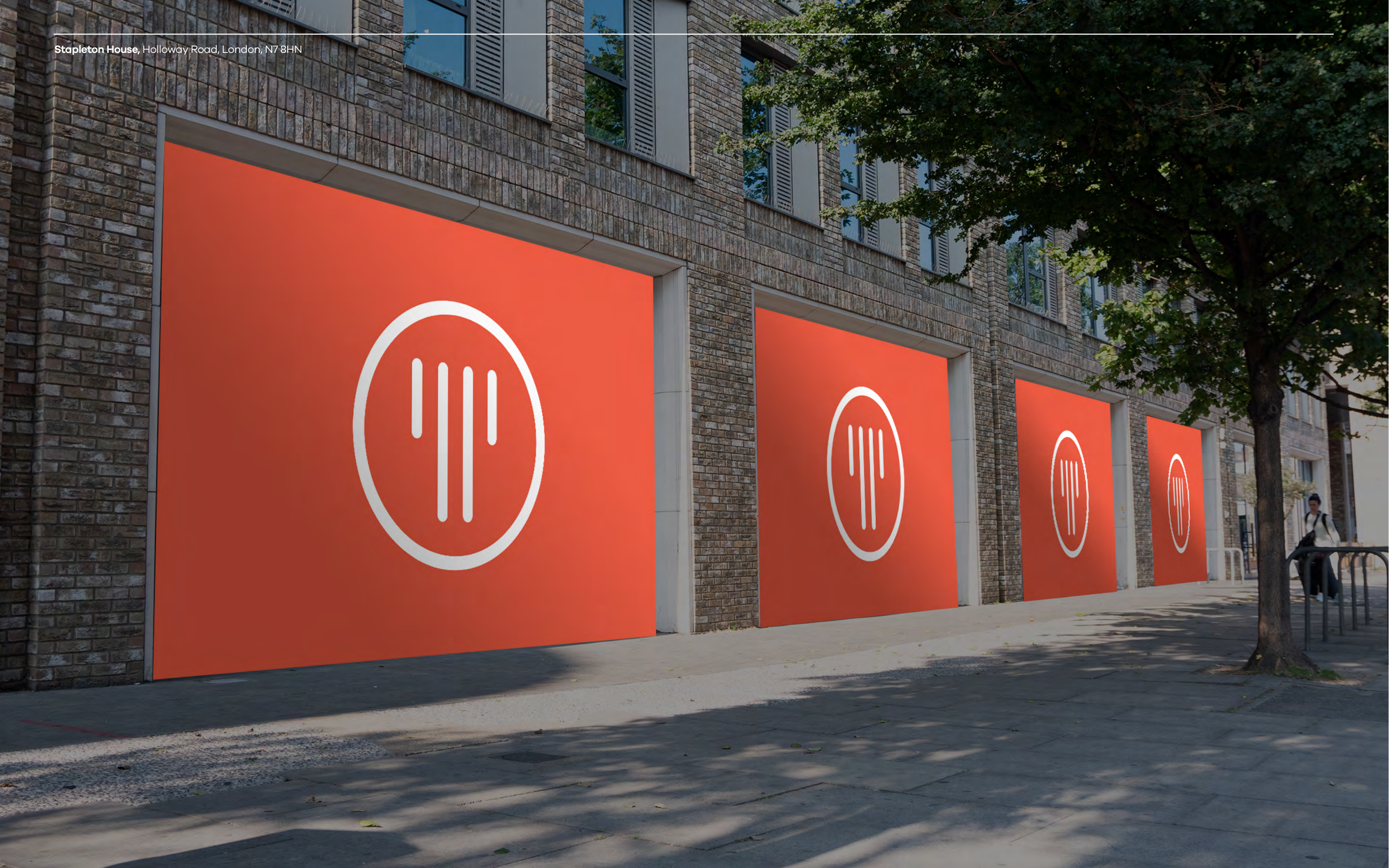
Sun  
At any time  
Except permit holders

Except for loading

RED ROUTE  
No stopping  
Place Ltd  
7am-1pm

Except for loading

LET  
UNIT 2  
3,327 sq ft  
TO LET  
TO LET



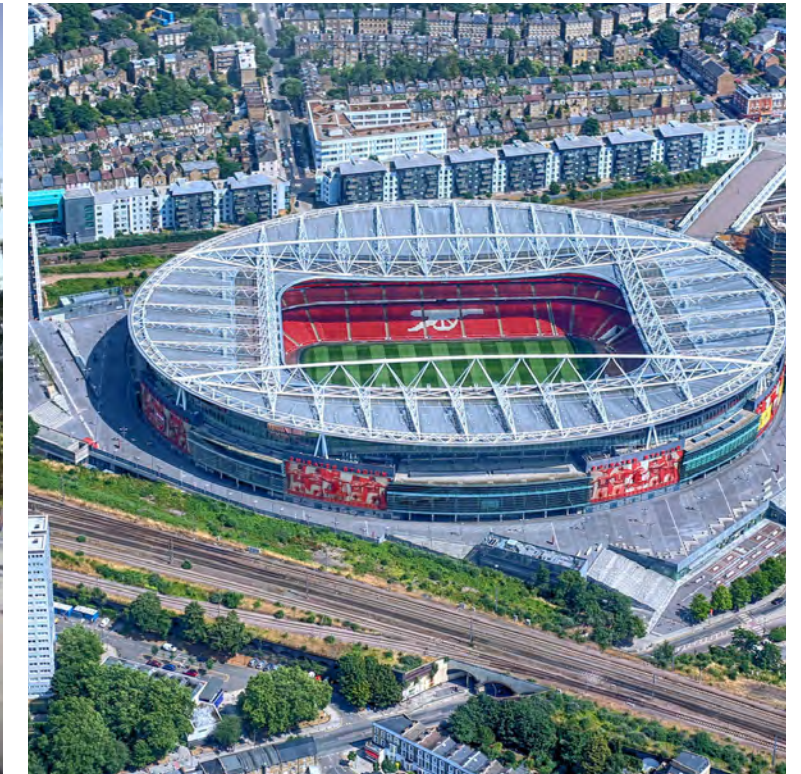


# Holloway Road

Stapleton House is located in the affluent London Zone 2 suburb of Islington.

The area benefits from high footfall due to its proximity to the Emirates Stadium, which is 300m away, and London Metropolitan University, which is located directly opposite and boasts 28,500 students. Also in close proximity is Holloway Road tube station which benefits from in excess of 6m exits annually.

The London Borough of Islington has a resident population of approximately 216,000 people; of which a higher than average proportion are represented within the affluent AB and C1 demographic groups.



The subject premises are situated between Pret a Manger and Nando's with other notable operators in the locale including Costa, McDonalds, Sainsburys, Subway and Zia Lucia.



**Located directly  
opposite London  
Metropolitan  
University.**

**28,500 students.**



# 300m from the Emirates Stadium.

EMIRATES STADIUM



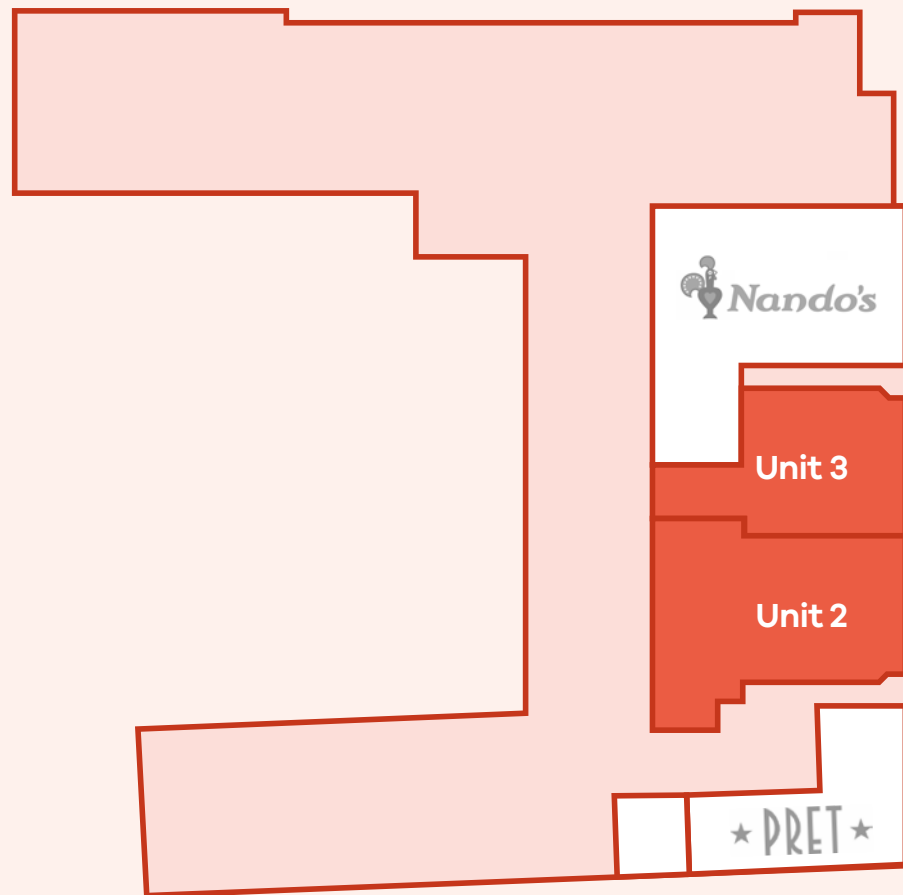
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EMIRATES STADIUM  
HERITARIAN



# Floor Plan



## Accommodation

We are advised the approximate gross internal areas are as follows and can be combined if needed:

### Unit 2

327.67 sq m      3,527 sq ft

### Unit 3

201.04 sq m      2,164 sq ft

## Rent

On Application

## Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed

## Costs

Each party is to be responsible for their own professional costs incurred in the transaction

## Service Charge

The current Service Charge payable annually equates to approximately £2.50 psf

## Rateable Value

To be assessed

## Planning

Class E

## EPC

An EPC will be made available upon request

Stapleton House, Holloway Road, London, N7 8HN

# In good company

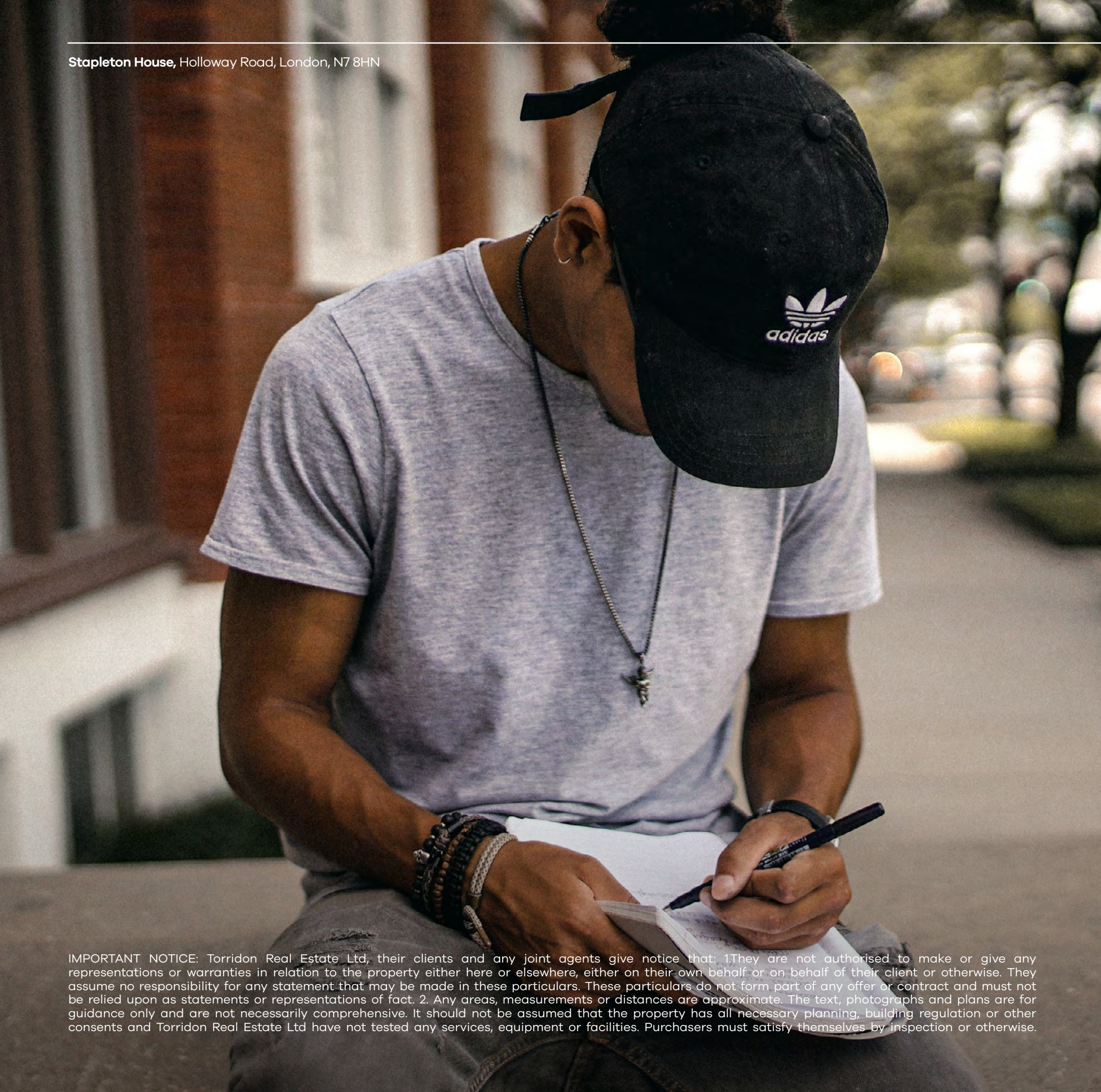
High footfall location with many multiple brands.



# Connections



Stapleton House, Holloway Road, London, N7 8HN



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# Contact

Inspections are strictly by appointment  
with sole retained agents.



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