

TO LET



9-15 ELTHORNE ROAD
LONDON, N19 4AJ





KEY HIGHLIGHTS

Recently refurbished open plan floor plates

High ceilings and excellent natural light

Use Class E (Commercial, Business and Service Uses) and Use Class F.1 (Learning and Non-Residential Institutions), suitable for alternative uses (subject to planning permission)

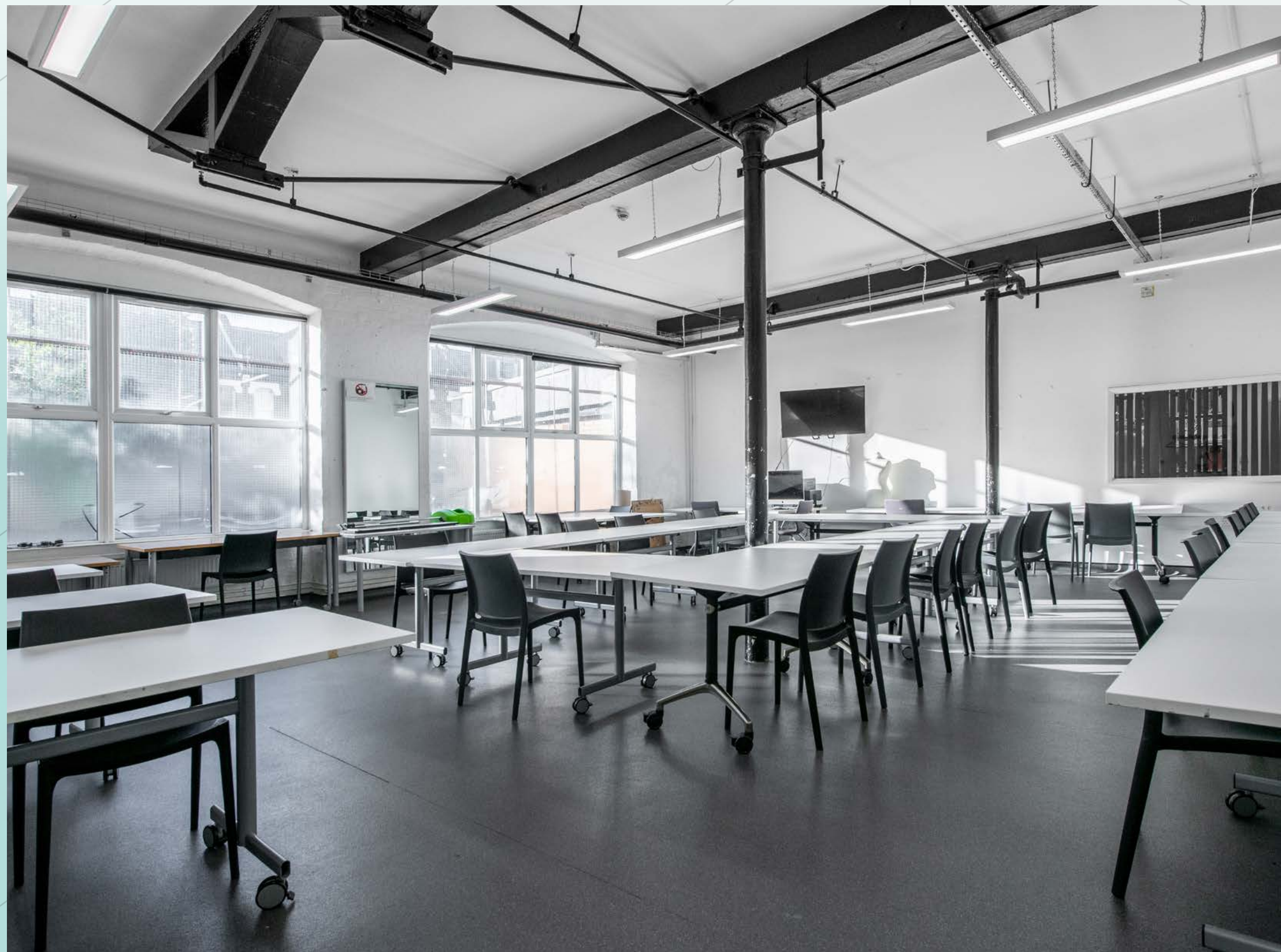
Within a short walking distance of Archway (Northern Line) and Upper Holloway (Silver Link) stations

Capable of sub-division

Off street parking

Competitively priced from £25.00 per sq ft, Exclusive

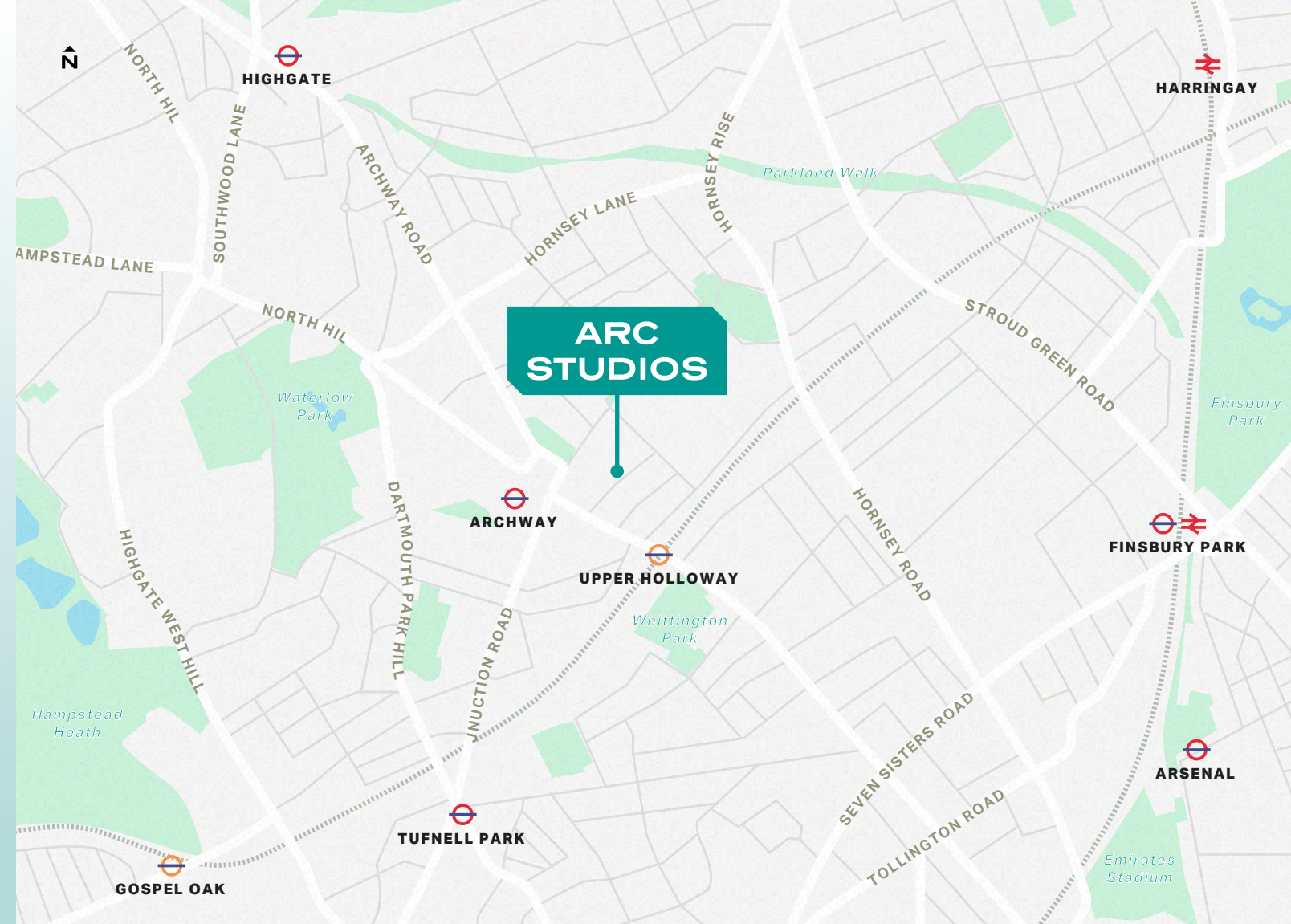
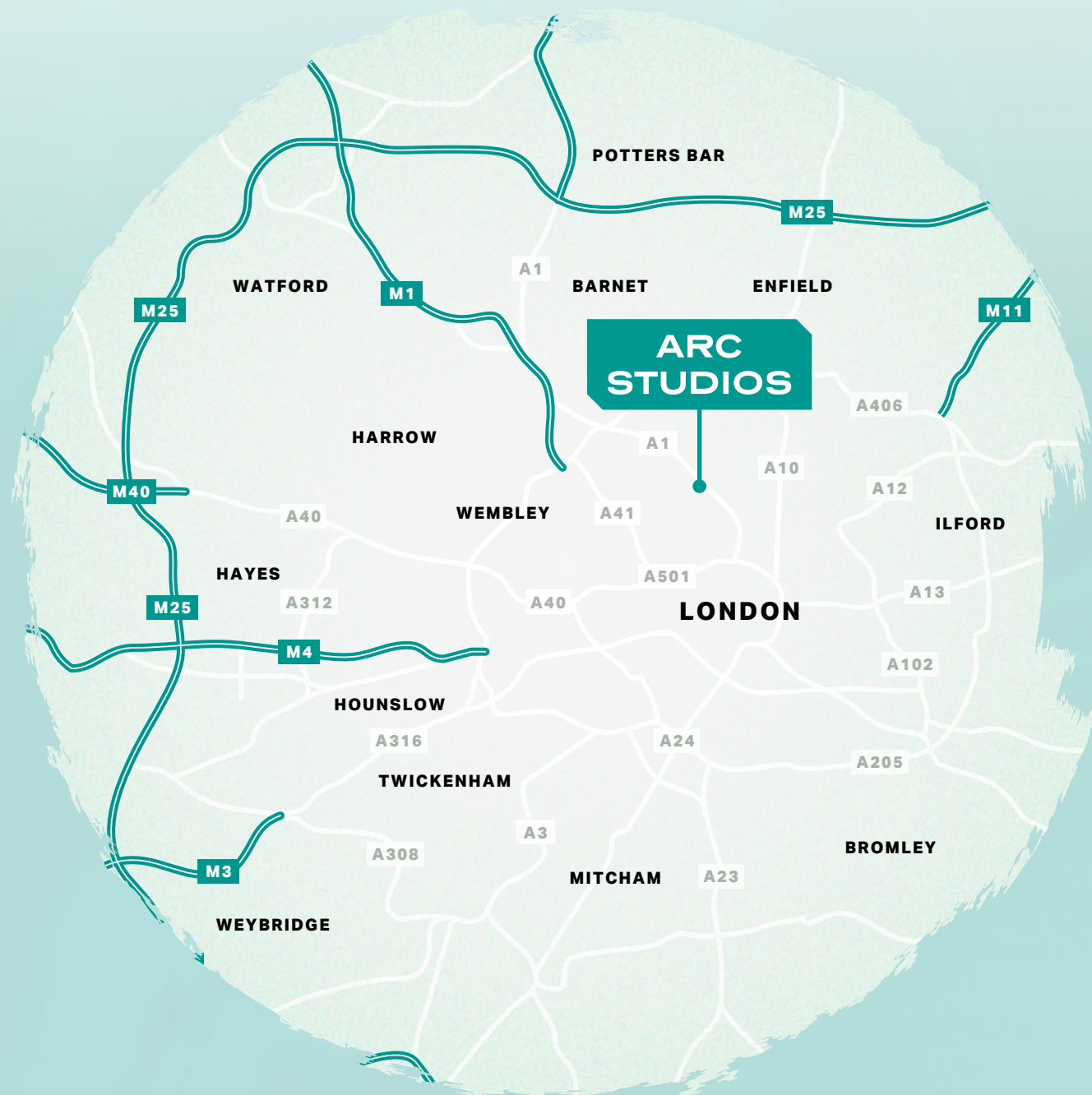
Fibre-broadband availability, CCTV, and door security and access control



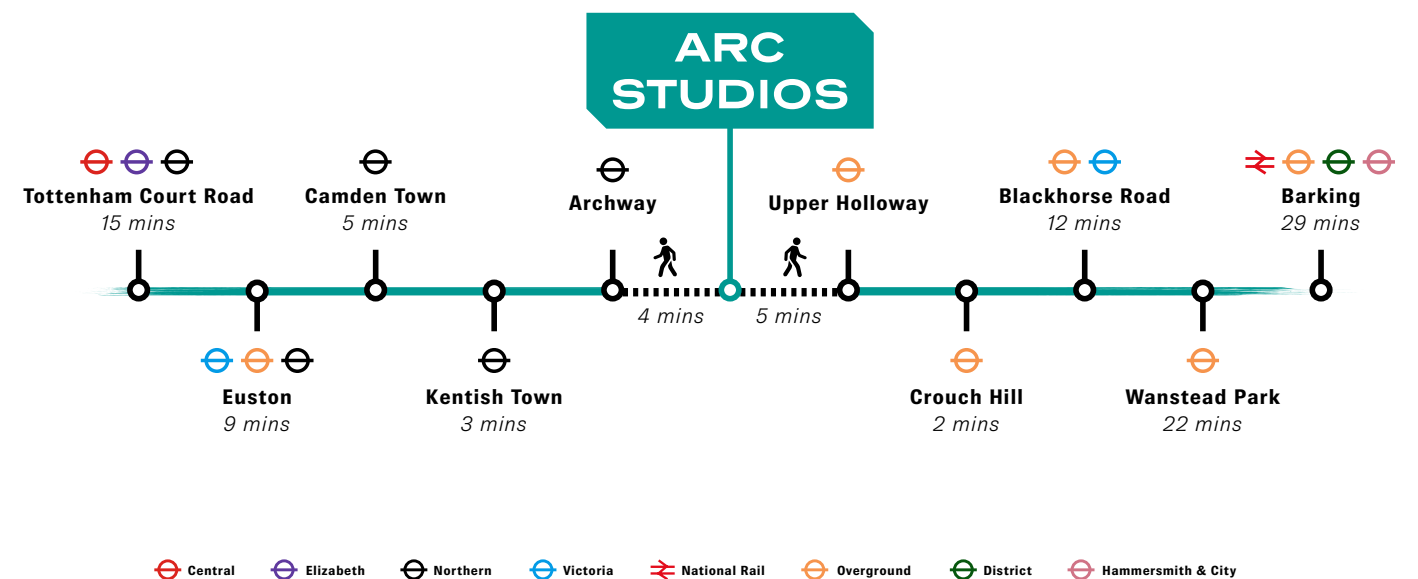


LOCATION

The property is located at the heart of London's Archway district, increasingly becoming recognised as a creative innovation quarter, with excellent amenities and a comprehensive range of independent retailers, artisan cafés and restaurants.



CONNECTIVITY



DESCRIPTION

Arc Studios comprises an iconic 19th century building arranged over three storeys having been comprehensively refurbished by The University of Arts London to provide open plan self-contained studio / office space with impressive ceiling heights, independent reception area and excellent natural light, which includes the following facilities:



Independent reception, with disabled ramp access



13 person passenger lift (1000kg)



Double glazing



LED lighting



Comprehensive welfare facilities



11' ceiling heights



Excellent natural light



Full gas central heating



Northlit studio space



Off street parking (available by separate arrangement)

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice on a gross internal basis and for guidance purposes only:

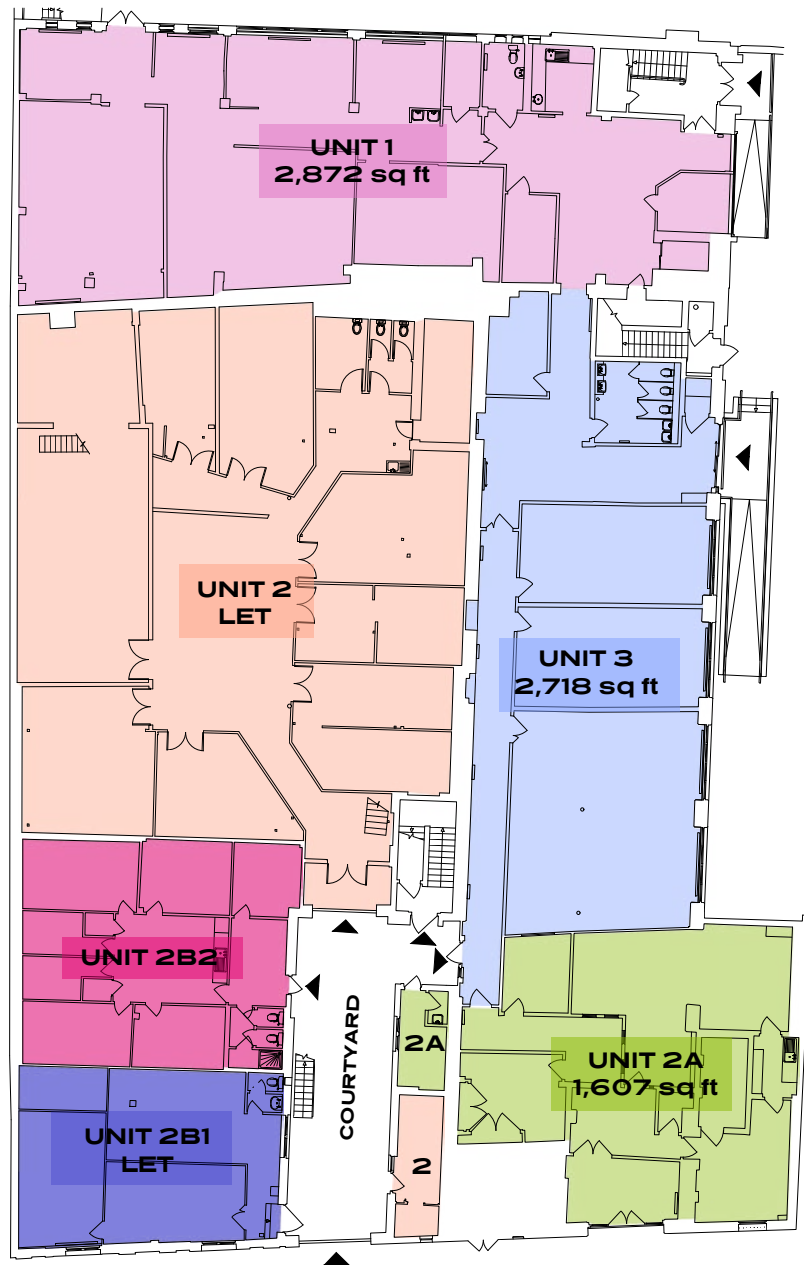
Unit	Area (sq ft)
Unit 1	2,872 sq ft
Unit 2A	1,607 sq ft
Unit 3	2,718 sq ft
Unit 4	3,531 sq ft
Unit 5	2,884 sq ft
Unit 6	1,956 sq ft
Unit 7	3,330 sq ft
Unit 9	1,521 sq ft
TOTAL	20,419 sq ft



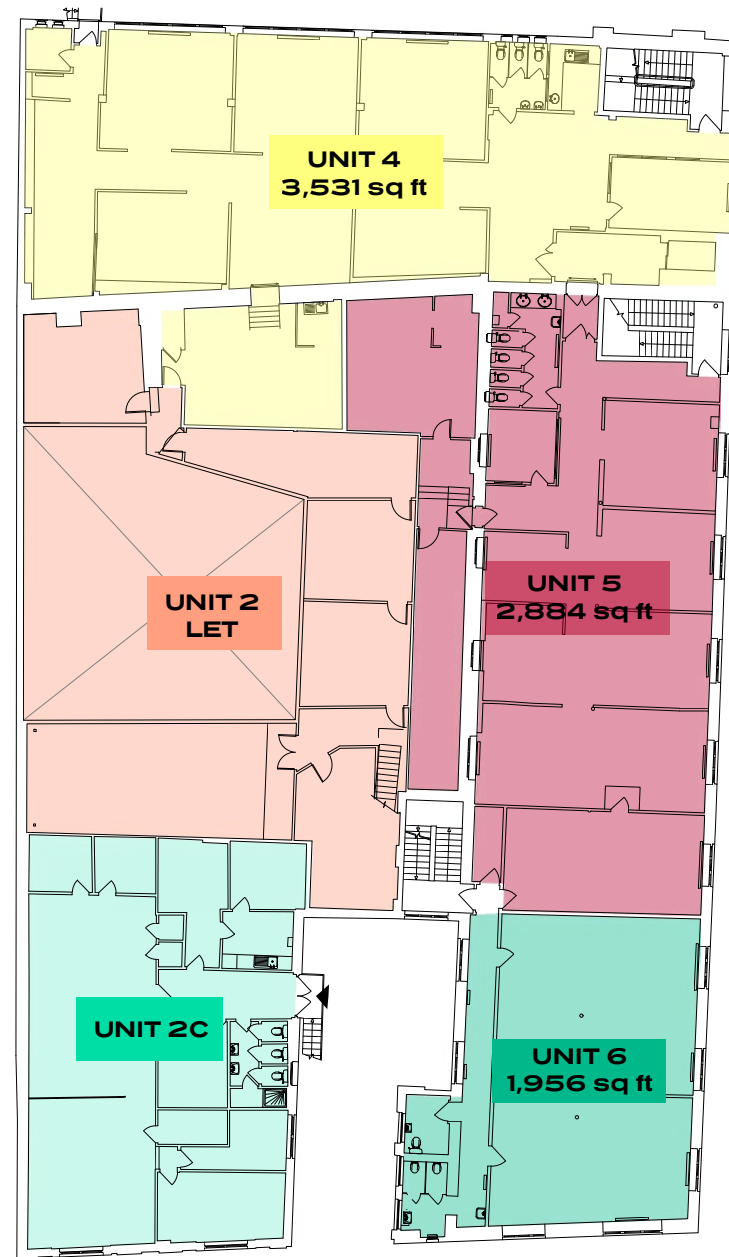


FLOOR PLANS

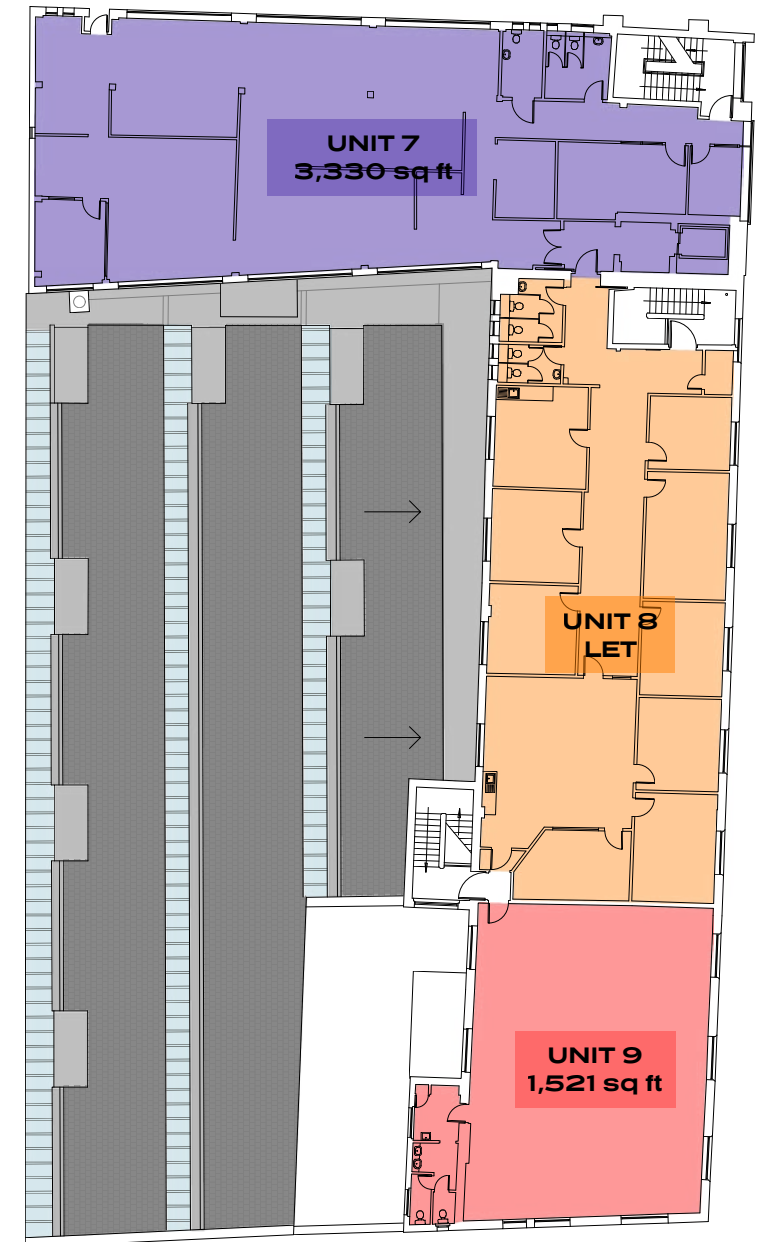
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



Floor plans not to scale. For indicative purposes only.

TENURE

The property is available To Let on flexible lease terms.

RENT

From £25.00 per sq ft per annum, exclusive.

SERVICE CHARGE

£2.50 per sq ft per annum, exclusive.

BUSINESS RATES

	Rateable Value 2023	Rates Payable 2025/2026
Unit 1, 4, 5 & 7	£76,500	£42,457.50
Unit 2A	£18,500	£923.15
Unit 3	£42,750	£31,332.25
Unit 6	£33,250	£16,591.75
Unit 9	£24,500	£12,225.50

EPC

Unit 1	C52
Unit 2A	E111
Unit 3	D76
Unit 4	C60
Unit 5	C58
Unit 6	C63
Unit 7	E105
Unit 9	C67



PLANNING

Existing Uses

The building is considered to have lawful B1 (office) and D1 (non-residential education) uses, now considered Classes E(g) and F1(a), more specifically, the following permissions for parts of the building, are as follows:

P091058 (P2017/4318/S73) - Approval was granted for a change of use from B1 (office) to D1 non-residential education use for Units 2A, 3, 6 and 9 in 2009. The permission is for the benefit of the educational operator only (University of Arts London).

P051804 - Approval was granted for a change of use to D1 non-residential education use for Units 1, 4, 5 and 7 in 2005.

P2013/0866/FUL- Approval was granted for a change of use from B1 (office) to D1 health centre for Unit 8 in 2005.

Alternative Uses

The property is suitable for a number of alternative uses subject to planning permission. Interested parties are advised to address their further enquiries direct to the planning department Islington Borough Council, Tel: 020 7527 2000 or <https://www.islington.gov.uk/planning>.



ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own legal costs

CONTACT

For further information, please contact:

Victor Ktori BSc (Hons) MRICS

Savills (UK) Limited
vktori@savills.com
+44 (0) 7870 999 467

Stephen Page

Anton Page
spage@antonpage.com
+44 (0) 7789 888 973

Zach Wood

Savills (UK) Limited
zach.wood@savills.com
+44 (0) 7812 447 057

Alfie Newton MRICS

Anton Page
anewton@antonpage.com
+44 (0) 7901 000 753



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