

# HIGHBURY

25 HORSELL ROAD, HORSELL RD, N5 1XL



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

As a fast-growing, up-and-coming neighbourhood, Highbury & Islington is perfect for creative businesses, start-ups and freelancers. Tucked with the beautiful residential area and surrounded by so much greenery both indoors and outdoors - you'll feel right at home at this Uncommon space.

## LOCATION

Uncommon Highbury is housed in the peaceful and tranquil North London. It's just a few minutes walk away from Highbury & Islington station.

## SPECIFICATION/AMENITIES

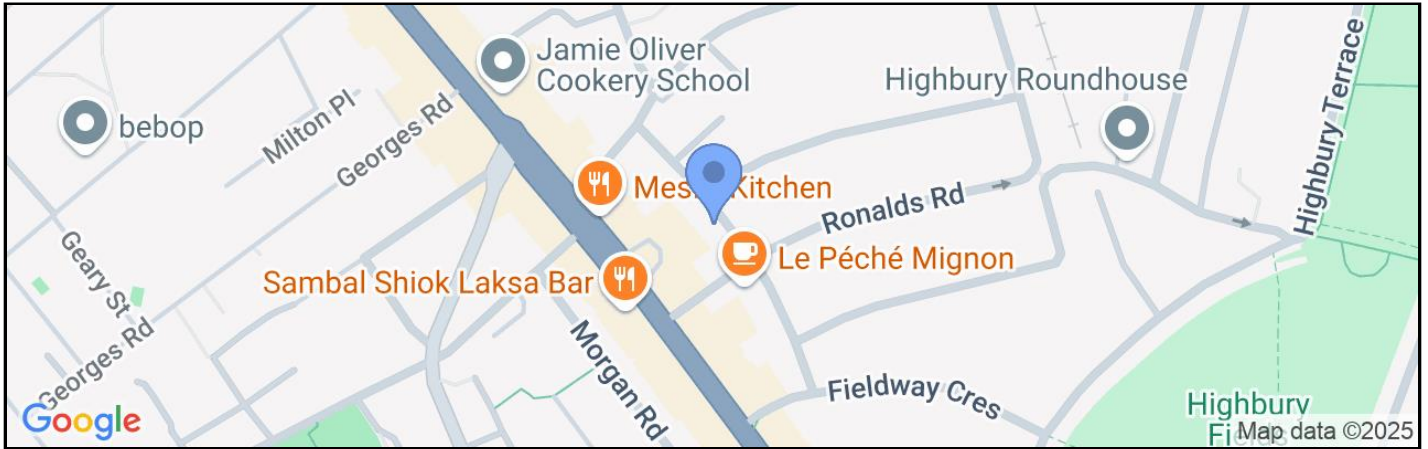
- Coworking Space
- Members Events
- Showers & Bike Storage
- Members Lounge
- Meeting Rooms & Event Space
- Dog Friendly
- Uncommon App
- Focus Zones

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2025