

# St. Mark's Studios

14 Chillingworth Road,  
Islington, London N7 8QJ

**Flexible workspace in Islington**

Need  
SPACE?

# The NEEDSPACE? difference

Our purpose is to provide the best quality space for our customers at an affordable price.

We own and manage our buildings so that we can achieve this. Our on-site manager is able to respond quickly to any problems but more importantly is here to make your life easier. Whether it be taking your deliveries or booking a meeting room, we are here to help.

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Needspace? can offer your business a range of offices, workshops, studios or small industrial units across our portfolio. Our flexible and easy to understand licence agreement allows you to be with us from 3 months to an eternity. Not only is our licence flexible but so are our workspaces.

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Whilst we can provide office furniture our preference is not to. Why? - Because we know that each and every business we serve is different. You can furnish your space to suit your own particular needs, not only that, you can also decorate the unit as you like. All we ask is that you return the space as you found it when you leave - How great is that!

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We understand that the biggest concern for every small business is cost so our aim is to provide cost certainty. We guarantee that we will not increase your licence fee in the first 12 months of your stay. Thereafter we will review your licence fee on an annual basis but, here's the thing, we promise that licence fees will only increase at or around inflation so as to avoid any nasty surprises.

## **Backed by the security of the Wates Group**

Needspace? is part of the Wates Group, a family company established in 1897 that has grown into one of the UK's largest construction, development and property services businesses. Wates is one of the most financially secure companies in the construction sector, and with their backing we continue to expand our portfolio of quality business centres throughout Greater London and the South East.

The logo for Wates, featuring the word "Wates" in a teal, sans-serif font. To the right of the text is a stylized graphic element consisting of a teal swoosh that curves upwards and to the right, ending in a small yellow and green shape.

# St. Mark's Studios

St. Mark's Studios is conveniently situated within a short walk of Holloway Road, and Highbury & Islington underground stations which provide excellent connections to Central London, the City, the West End and Tech City. The building is also just off the A1 which provides easy access into Central London by road, as well as outwards to the North Circular, the M25 and the M1.

St. Mark's Studios is an immaculately refurbished iconic listed building that offers high quality managed workspace offices and studios that are perfect for start-ups, SME's and project offices, and provides a great opportunity for companies to grow their businesses in a supportive and enterprising environment of like-minded entrepreneurs. All our units benefit from high speed internet access that allows your business immediate plug and play connectivity.

The building is open 24/7, with an on-site manager to support your business during office hours.

Other facilities include an impressive entrance and reception area, kitchenettes, meeting room, bike racks, showers, and outdoor decking area.

## **Adaptable Workspace**

Our standard units are suitable for 4 to 12 people and can be easily combined to accommodate more.

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## **Flexible Terms**

Our office terms are flexible to suit you. We offer a 3 month minimum licence that continues thereafter on a monthly basis. Should you wish to leave, we require just 1 months notice.

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## **Help and Support**

We pride ourselves on the care and support we give our clients. Our team are there to ensure your ongoing needs are taken care of.

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## **Fully Managed IT Provision**

The very best of fully managed IT and Telco services are available to you. Ready to go, plug and play connections with full help desk support.

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## **24 Hour Access**

Access to the building is 24 hours a day, 7 days a week. Come and go as you please.

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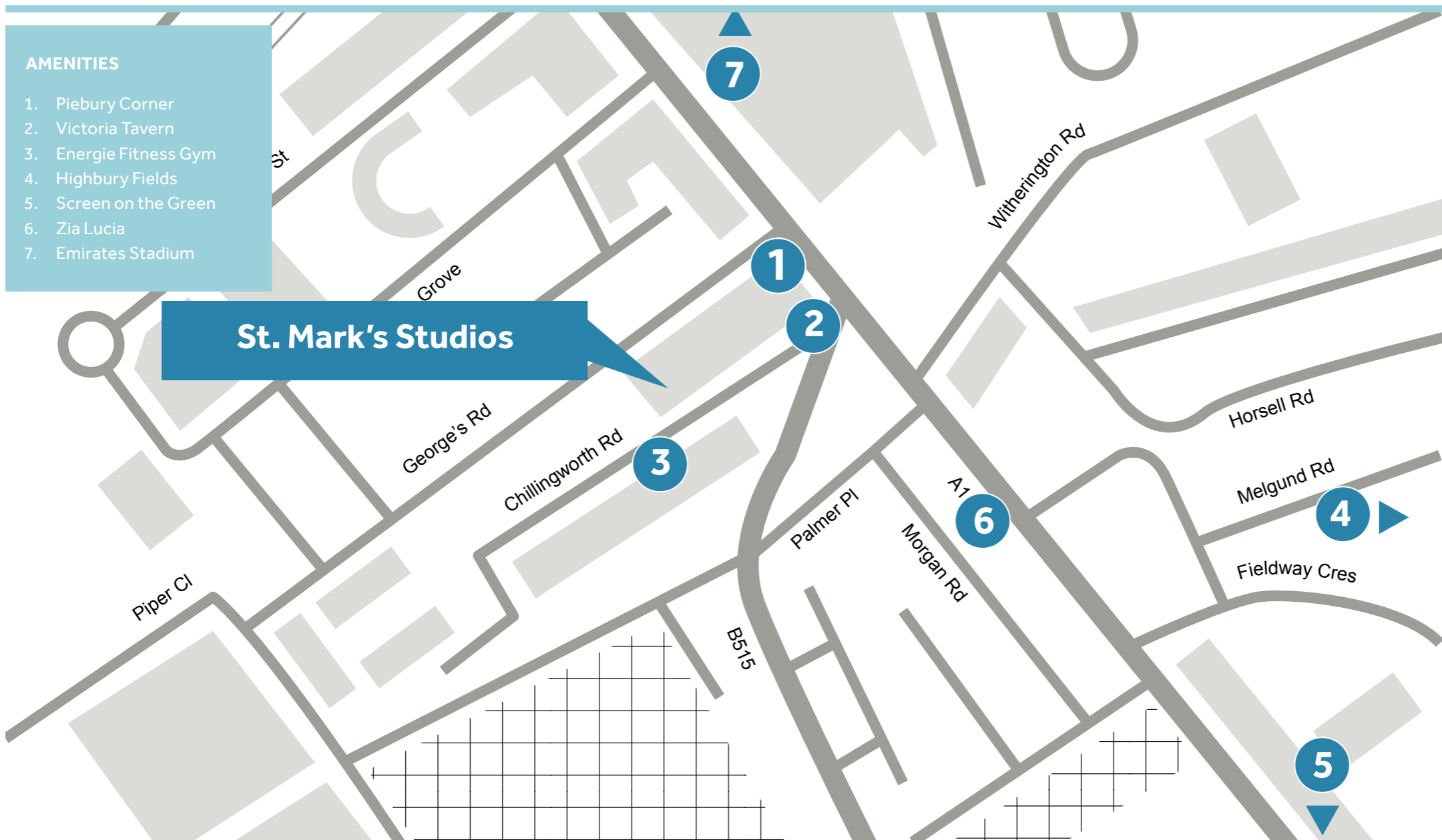
## **Fixed Pricing**

Once we agree a price, it is fixed for 12 months even if you take a lesser term.



# In the area

Islington is a busy and vibrant area which has seen a lot of inward investment over the last few years. Whether it be eating and drinking, performing arts or working out at the gym, Islington has it all. If its entertainment you're after then there is vibrant arts scene as well as many big-name Islington clubs drawing headline bands. If its football you are after don't forget the nearby Emirates Stadium home to Arsenal FC is only a stone's throw away.



- AMENITIES**
1. Piebury Corner
  2. Victoria Tavern
  3. Energie Fitness Gym
  4. Highbury Fields
  5. Screen on the Green
  6. Zia Lucia
  7. Emirates Stadium

**St. Mark's Studios**



**Piebury Corner**  
What could be better than a handmade pie and a pint! Enjoy a vast selection of handmade pies, scotch eggs, and tarts washed down by a good selection of real ales, craft beers, and ciders whilst listening to some quality tunes.



**Victoria Tavern**  
Our local, only 100 yards from our front door. A cool and modern bar serving a good selection of craft beers, tasty pizza and a massive telly to screen the sports on. Great atmosphere, friendly staff and a great place to come for a drink to relax after work.



**Energie Fitness Gym**  
Just across the road from St. Mark's is your gym with all the cardio, resistance, free weights and functional training options you need. No excuse for not being able to get away from the office for a work out.



**Emirates Stadium**  
Why not take in the excitement of a Premiership football game after work with your colleagues at the impressive Emirates Stadium. Within a 5 minute walk from the building you can take in the atmosphere with 60,000 other football fans. Make sure you grab your pie first from Piebury Corner!



**Zia Lucia**  
An award winning and one of our favourite restaurants in the area. Slowly fermented doughs baked in a hand-crafted wood fired oven make fantastic pizzas to be enjoyed with Islington brewed beers and wine sourced from small producers in Italy.

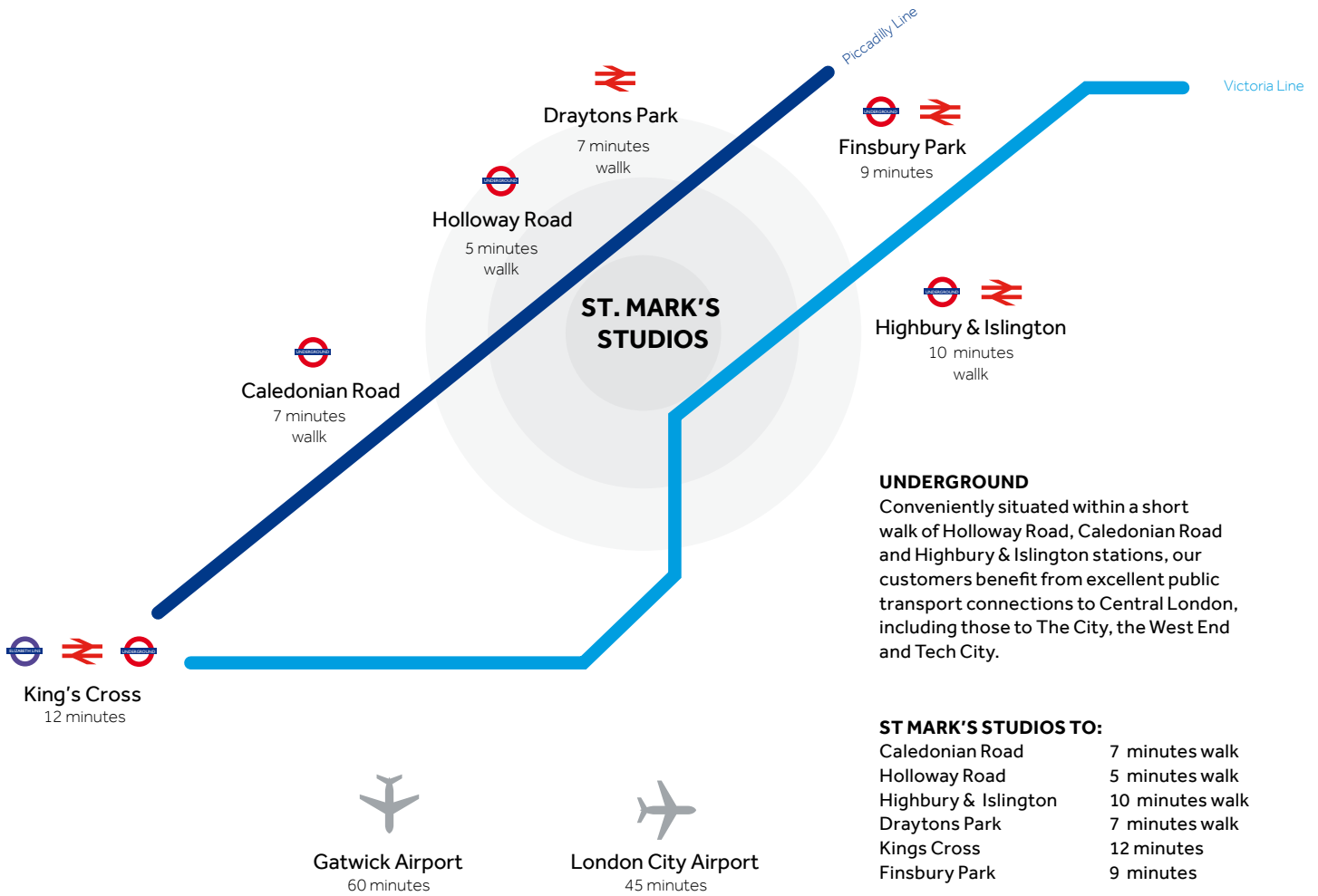


**Screen on the Green**  
Fancy a movie after work? Islington's Screen on the Green is one of the country's oldest cinemas and is probably best known for hosting a legendary 1976 gig featuring the Buzzcocks, The Clash and the Sex Pistols. Nowadays, the single screen Edwardian movie house boasts an in-cinema bar serving food and drinks and your choice of comfy cinema seats or double couches.



**Highbury Fields**  
If it is an open air experience that you want for your lunch break, Highbury Fields is only a short walk away and is the largest open space in the borough. Besides parkland, Highbury Fields contains recreational facilities including tennis courts and Highbury Pool.

# Travel & Connectivity



**UNDERGROUND**

Conveniently situated within a short walk of Holloway Road, Caledonian Road and Highbury & Islington stations, our customers benefit from excellent public transport connections to Central London, including those to The City, the West End and Tech City.

**ST MARK'S STUDIOS TO:**

Caledonian Road	7 minutes walk
Holloway Road	5 minutes walk
Highbury & Islington	10 minutes walk
Draytons Park	7 minutes walk
Kings Cross	12 minutes
Finsbury Park	9 minutes

**ROAD**

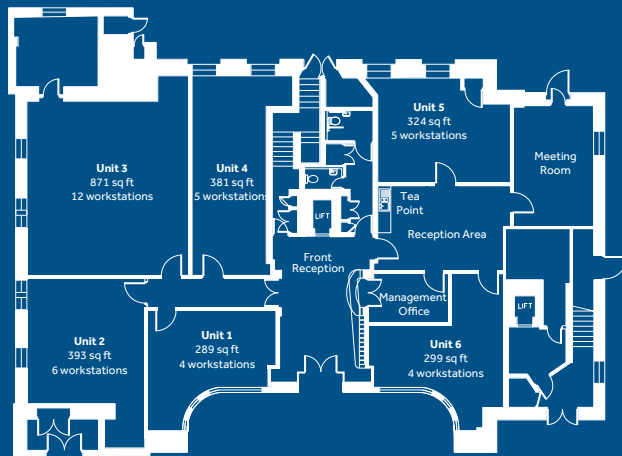
Our location just off the A1 also provides easy access into Central London by road, as well as outwards to the North Circular, the M25 and the M1.

Map not to scale, indicative only  
Times using public transport

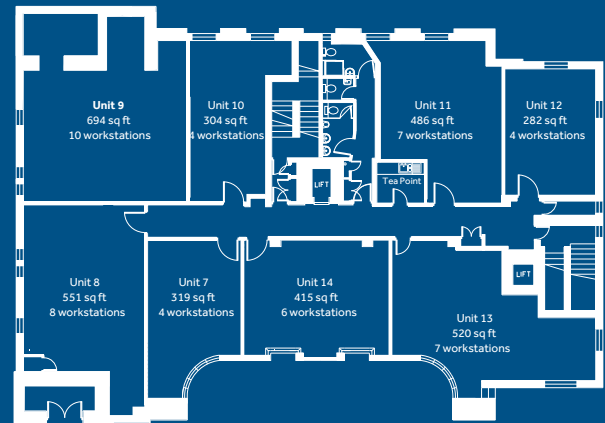


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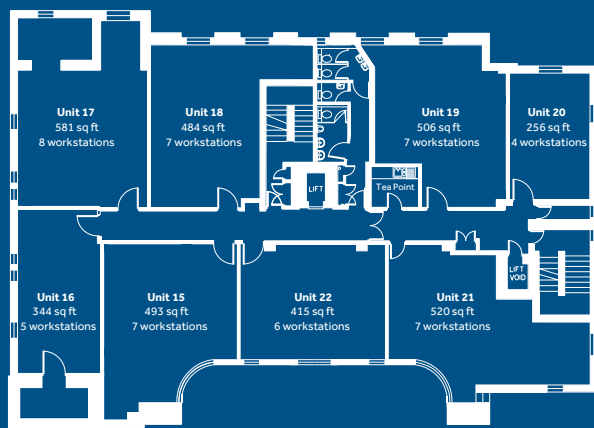
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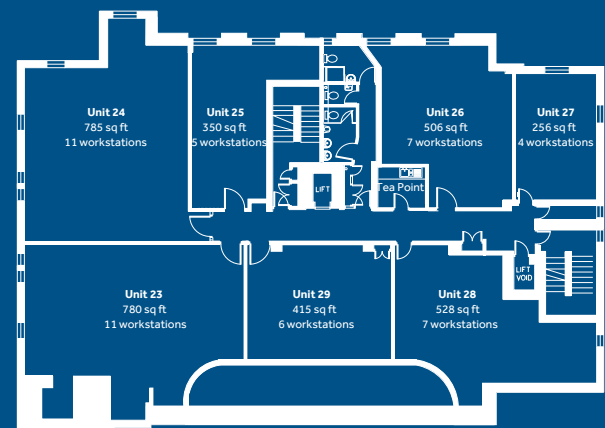
Ground Floor



First Floor



Second Floor



Third Floor



**Call us on: 020 3142 7000**

to discuss requirements or arrange a visit  
[www.needspace.co.uk](http://www.needspace.co.uk)  
[enquiries@needspace.co.uk](mailto:enquiries@needspace.co.uk)

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