

STAGE

City North, Finsbury Park, N4

Fully Managed Workspace

Two units at the transformative City North development in Finsbury Park. Both units are available on a fully managed basis with an 8–12 week lead time.

50 YARDS FROM FINSBURY PARK STATION

SELF-CONTAINED WORKSPACES

FULLY FITTED AND MANAGED

stage-re.co.uk



106 Kensington High Street



City North is situated directly opposite Finsbury Park station and provides quick access to Central London and beyond. Oxford Circus is only a 9-minute journey away.

There is an exciting mix of food, beverage, entertainment and leisure facilities on the doorstep of City North, available around the clock.

Finsbury Park's 114 acres of wide-open spaces are also only moments away.

Managed Workspace

- Fully fitted and furnished private workspace
- Fully managed by Workplace+ with a single monthly fee and, no upfront CapEx
- Ability to bespoke layouts, look and feel with turnkey fit out packages available
- Flexible lease terms from 3+ years

WORKPLACE+



What's Included?

CORE SERVICES



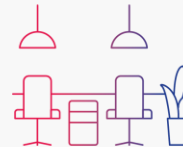
Rent



Business Rates



Service Charge



Fit out & Furniture



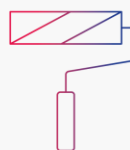
Utilities



Building Insurance



Account Manager



Dilapidations

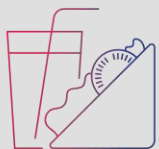


Fibre

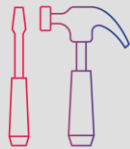


Cleaning

OPTIONAL SERVICES



Refreshments & Snacks



Fit Out Alterations



Health & Safety



IT Support



Plants

Amenities and possible layout specification

- Dedicated entrance
- Passenger lift
- Client reception and waiting area
- 36 fixed workstations (ability to increase to c.60 workstations)
- 1x 10-person meeting room
- 1x 8-person meeting room
- 1x 2-person meeting room
- 1x call booth
- Separate client lounge
- Kitchenette and dining area
- 4x WC's
- Breakout spaces
- Comms room

Lease Term

A new lease from a term of 3 years is available direct from the freeholder.

All-inclusive pricing

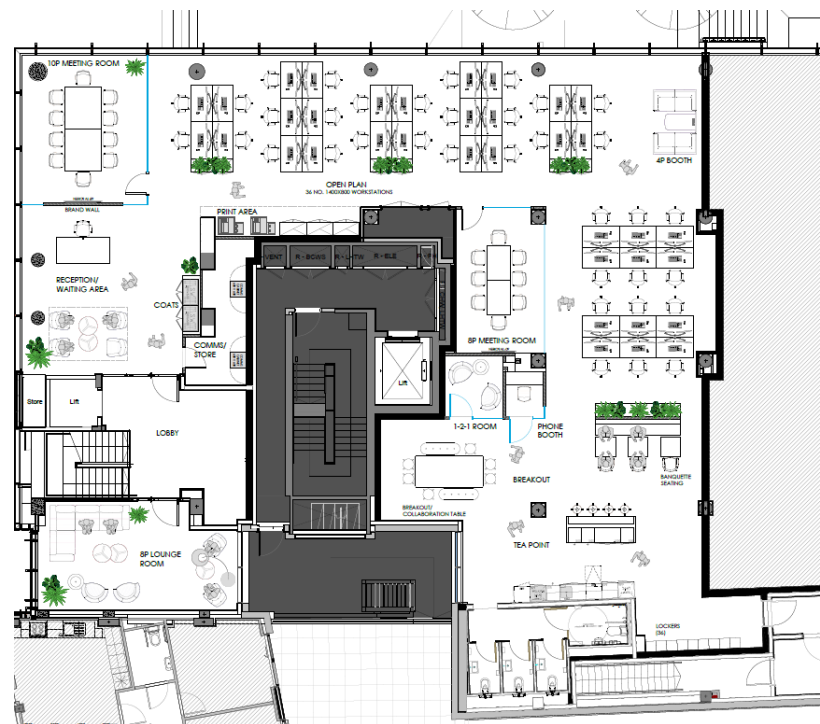
£90.00 per sq ft

£34,065 per month

£408,780 per annum

Carriage House – possible layout

4,542 sq ft / 422 sq m



Indicative only. Not to scale.

East Tower – possible layout

2,697 sq ft / 251 sq m



Indicative only. Not to scale.

Amenities and possible layout specification

- Dedicated entrance
- Passenger lift
- 24 fixed workstations
- 1x 8-person meeting room
- 2x call booths
- Kitchenette and dining area
- 6x V...
- Breakout space
- Access to outdoor space

Lease Term

A new lease from term of 3 years is available direct from the freeholder

All inclusive price

£93.50 per sq ft

£21,000 per month

£252,000 per annum

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