BELCOR

THE ARTS BUILDING, N4

2,222 -14,134 SQ FT
IMPRESSIVE INDUSTRIAL STYLE FULLY FITTED WORKSPACE
FINSBURY PARK, N4 3JG

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DESCRIPTION

Designed by award winning practice DGA Architects, this building provides a total of 27,418 sq ft of office accommodation arranged over the first to fifth floors.

The Arts Building benefits from flexible floor plates ranging from 2,222 – 4,782 sq ft. The office floors benefit from floor to ceiling windows allowing for excellent natural light throughout.

AMENITIES

IMPRESSIVE FULLY FITTED WORKSPACE

The Arts
Building

TRANSPORT

Finsbury Park – 3 mins

Highbury & Islington – 5 mins

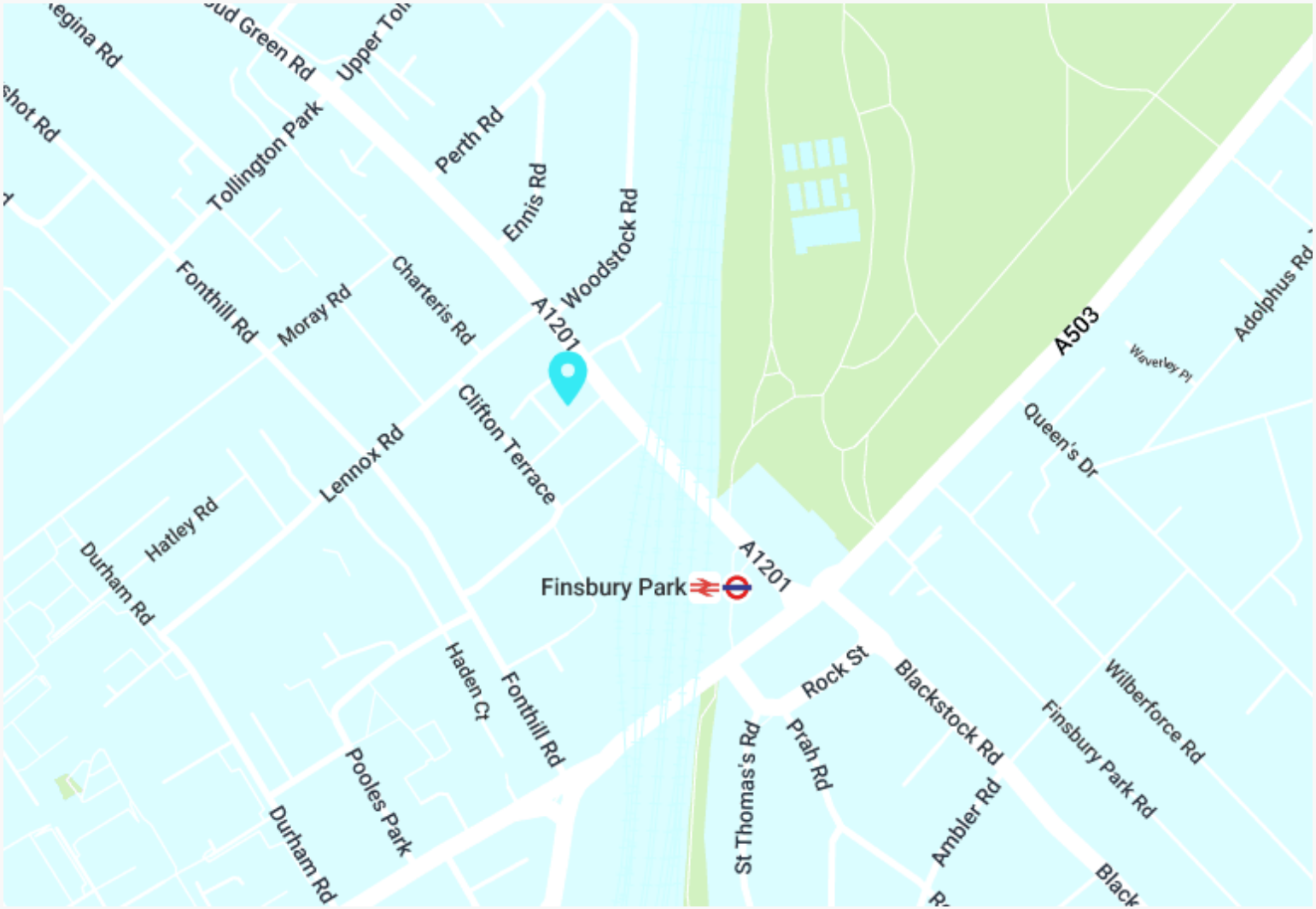
Kings Cross – 9 mins

AREA

The building is located in the North London borough of Islington and is becoming an increasingly attractive commercial location for occupiers. The property is in close proximity to Finsbury Park bus, underground and National Rail station.

Finsbury Park provides excellent access to London's West End and main city hubs.

LOCATION



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AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5th Floor (CAT A+)	4,737	Let	£47.50	£15.00	£15.69	£30,865.50
4th Floor (CAT A+)	2,393	Available	£35.00	£15.00	£15.69	£13,099.68
2nd Floor (CAT A+)	2,222	Available	£35.00	£15.00	£15.69	£12,163.60
1st Floor (CAT A+)	4,782	Available	£45.00	£15.00	£15.69	£31,158.71
Total	14,134	Available	£35-£47.50	£15.00	£15.69	£87,287.49

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

MANAGED

We can provide an option for any of the spaces to be delivered on a managed via KITT

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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VIEWINGS VIA JOINT SOLE AGENTS

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