



**IMPRESSIVE
INDUSTRIAL STYLE
OFFICES PROVIDING
FULLY FITTED
WORKSPACE**

**THE ARTS BUILDING
FINSBURY PARK
N4 3JG**

BELCOR

CITY FRINGE REAL ESTATE

2,222–11,741 SQ FT






John Jones

The Arts
Building





DESCRIPTION


Designed by award winning practise 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


 Generous Floor to Ceiling Heights

 Exposed Concrete Ceilings

 Adjustable Lighting System

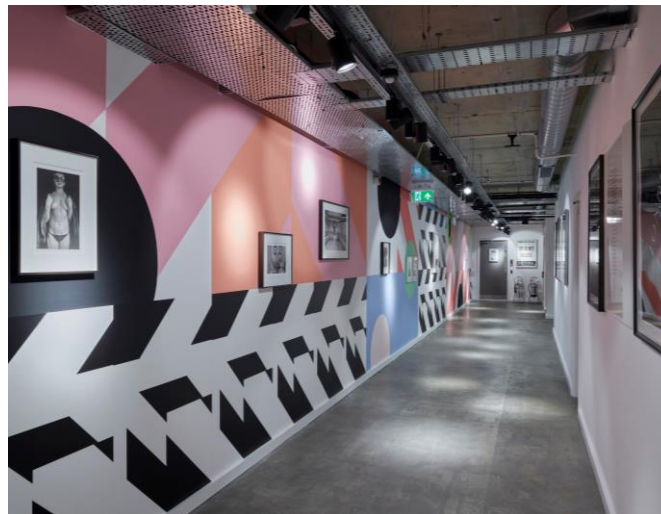
 Exposed ceiling mounted AC Units

 Communal Terrace

 Passenger and Goods Lifts

IMPRESSIVE DESIGN-LED WORKSPACE IN FINSBURY PARK





LOCATION

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.

TRANSPORT

FINSBURY PARK (3 MINS WALK)

Overground
Piccadilly
Victoria

Kings Cross (10 MINS via transport)

Metropolitan Line
Overground

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)
5 th Floor (CAT A+)	4,737	Available	£47.50	£15.00	£15.69
2 nd Floor (CAT A)	2,222	Available	£39.50	£15.00	£15.69
1 st Floor (CAT A+)	4,782	Available	£47.50	£15.00	£15.69
Total	11,741	Available	£39.50-47.50	£15.00	£15.69

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

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

AVAILABILITY

Available immediately

MANAGED

We can provide an option for any of the spaces to be delivered on a managed via *BELCOR Managed Powered by KITT*

VIEWINGS VIA JOINT SOLE AGENTS

BELCOR

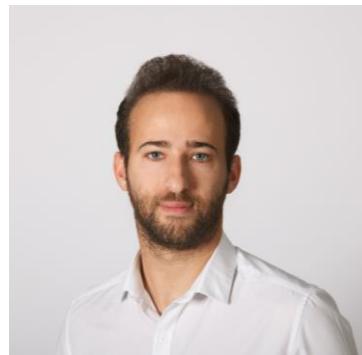
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COMPTON

020 7101 2020

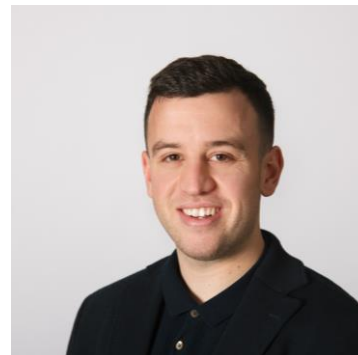
TEAM

OLI COHEN PARTNER



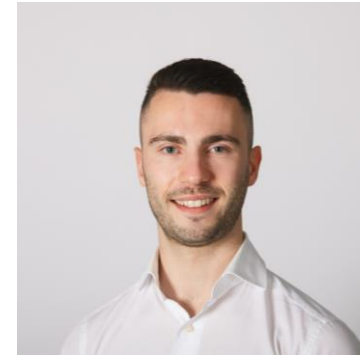
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