

21 TURLE ROAD ,
N4

2,161 SQ. FT
SELF CONTAINED WAREHOUSE OFFICE
FLOORPLATES FOR RENT
FINSBURY PARK, N4



dh

WINDSOR



DESCRIPTION

Comprising a beautiful office/ studio space within a converted warehouse premises. The building benefits from original features including exposed beams and painted brickwork, together with Crittall industrial windows and good natural light. The unit is fully self contained and can be provided with desks, chairs, meeting rooms, kitchenettes & WCs

SELF CONTAINED WAREHOUSE UNIT FOR RENT



AMENITIES



24 HOUR ACCESS



EXCELLENT
TRANSPORT LINKS



LOADING
FACILITIES



PARKING



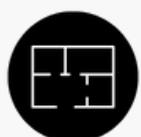
WC FACILITIES



EXCELLENT
NATURAL LIGHT



E CLASS USE



OPEN PLAN



GREAT CEILING
HEIGHTS



TRANSPORT

Finsbury Park– 19 Mins Walk



Crouch Hill– 16 Mins Walk



AREA

Situated in the North London borough of Islington, Turtle Road is located on a quiet road off Tollington Park. The area benefits from excellent transport links with the premises situated close to Finsbury Park's bus, underground and rail interchange

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
1 st Floor	2,580	Let	£26.50	£10.00	TBC	£7,847.50
2 nd Floor	2,161	Available	£26.50	£10.00	TBC	£6,573

LEASE

A new lease to be contracted outside the Landlord & 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 NOT applicable.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203254



JACOB DOBRIN
AGENCY
Jacob@belcor.london
07956 195700