

THE JOINERY, DRAYTON PARK, N5

3,583 - 10,860 SQ FT

BEAUTIFUL CONVERTED WAREHOUSE OFFICE
SPACE

DRAYTON PARK, N5



ClientEarth

34

ClientEarth

HONG HING LTD



DESCRIPTION

This beautifully converted former 1950's warehouse building offers up to circa 10,000 sq ft of newly refurbished creative workspace. Each floor is approximately 3,500 sq ft and can be offered on a CAT A or fully fitted condition tailored to the tenants needs.

Other occupiers within the building include; creative design studios Nomad, environmental charity Client Earth and the renowned restaurant Western Laundry.

AMENITIES



EXCELLENT
TRANSPORT LINKS



LIFT



NEWLY
REFURBISHED



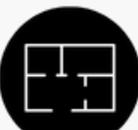
FLOOR TO
CEILING GLAZING



SHOWERS



EXCELLENT
NATURAL LIGHT



OPEN PLAN



DESIGN LED FIT-
OUT



BIKE RACKS

BEAUTIFUL CONVERTED WAREHOUSE OFFICE SPACE





TRANSPORT

Drayton Park - 1 min



Holloway Road – 7 mins



Highbury & Islington – 11 mins

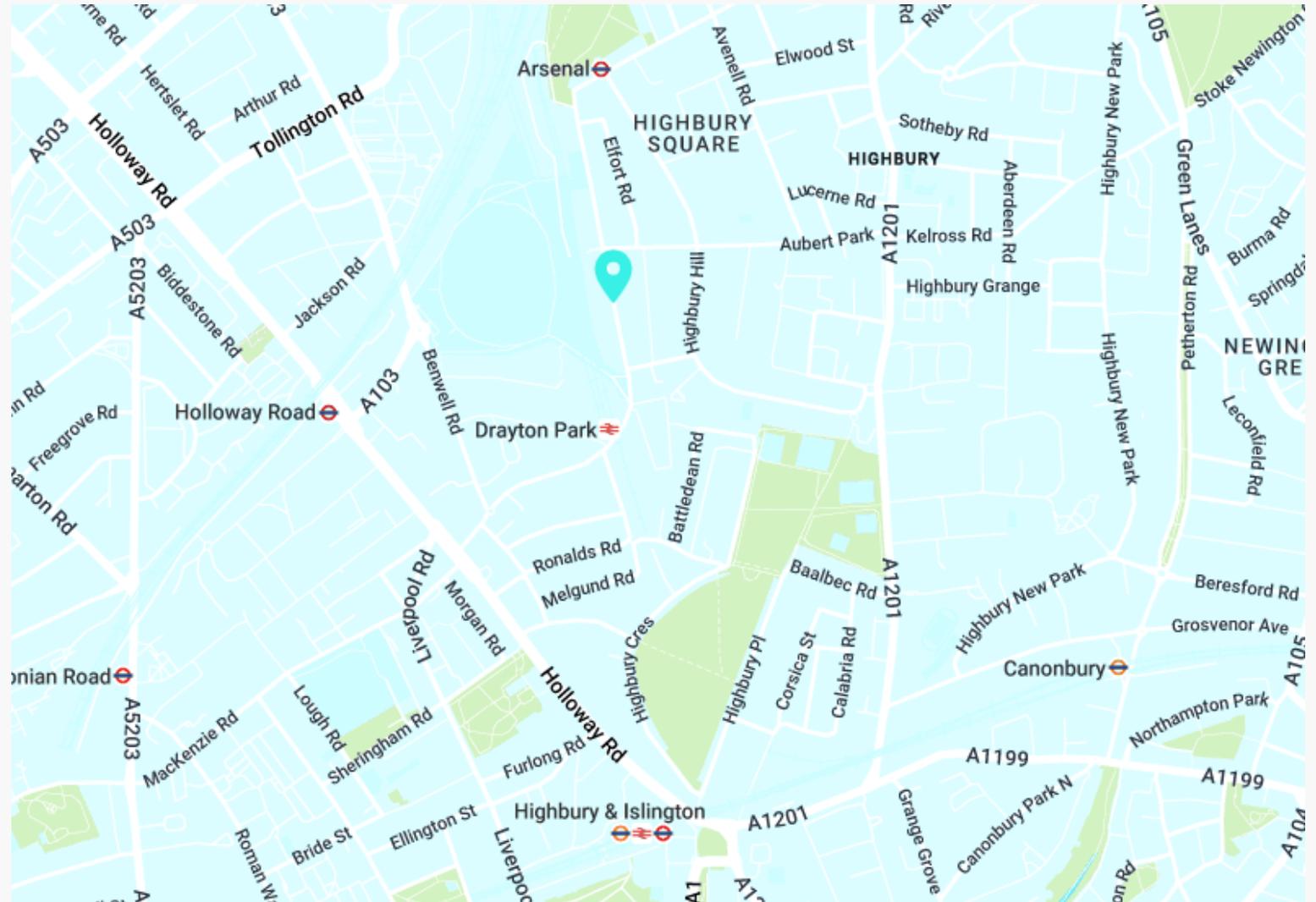


AREA

Situated on Drayton park close to the junction of Holloway Road, the building is a stones throw from Drayton Park Railway Station and a short walking distance from Highbury & Islington.

The property is very close to a number of desirable eateries, coffee shops, bars and pubs.

LOCATION



AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-----------|------------|-------------|----------------------|-------------|
| 3 rd Floor | 3,584 | Let | £29.50 | TBC | £5.00 | £10,304 |
| 2 nd Floor | 3,638 | Available | £29.50 | TBC | £5.00 | £10,460 |
| 1 st Floor | 3,638 | Available | £29.50 | TBC | £5.00 | £10,460 |
| Total | 10,860 | Available | £29.50 | TBC | £5.00 | £31,223 |

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 applicable.

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA JOINT SOLE AGENTS

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