



Self-Contained Grade II Listed Period Building - F1 (Educational) or E (Office) Uses - To Let

3 Highbury Crescent

N5 1RN

Office, Other

TO LET

3,363 sq ft

(312.43 sq m)

- Self-Contained Grade II Listed Building
- F1 (Educational) or E (Office) Uses Permitted
- To Be Redecorated
- Excellent natural light
- Exceptional floor to ceiling height on 1st floor
- Period features
- Central heating
- Views over Highbury Fields

3 Highbury Crescent, London, N5 1RN

Summary

Available Size	3,363 sq ft
Rent	£32.50 per sq ft
Rates Payable	£8.85 per sq ft
Rateable Value	£62,000
Service Charge	N/A
EPC Rating	Upon enquiry

Description

This Grade II listed property is to be fully redecorated, retaining a number of original period features. The accommodation is situated over lower ground to 1st floors accessed via two separate entrances on the Ground and Lower Ground floors. The 1st Floor benefits from stunning period features and an exceptional floor to ceiling height.

Location

The property is situated on the West side of Highbury Crescent directly opposite Highbury Fields Park. Highbury and Islington and Holloway Road Stations (Victoria, Piccadilly & Overground lines) are within close proximity providing excellent connections to central London. There are also a number of bus route running along Holloway Road.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	1,008	93.65	Available
Ground	1,154	107.21	Available
Lower Ground	1,201	111.58	Available
Total	3,363	312.44	

Specification

- Self-contained Grade II Listed Building
- F1 (Educational) and E (Offices) Use Classes Permitted
- To be redecorated
- Excellent natural light
- Excellent floor to ceiling height on 1st floor
- Period features
- Central heating
- Views over Highbury Fields

Viewings

Through sole agents Hanover Green.

Terms

New lease on terms by arrangement



Viewing & Further Information



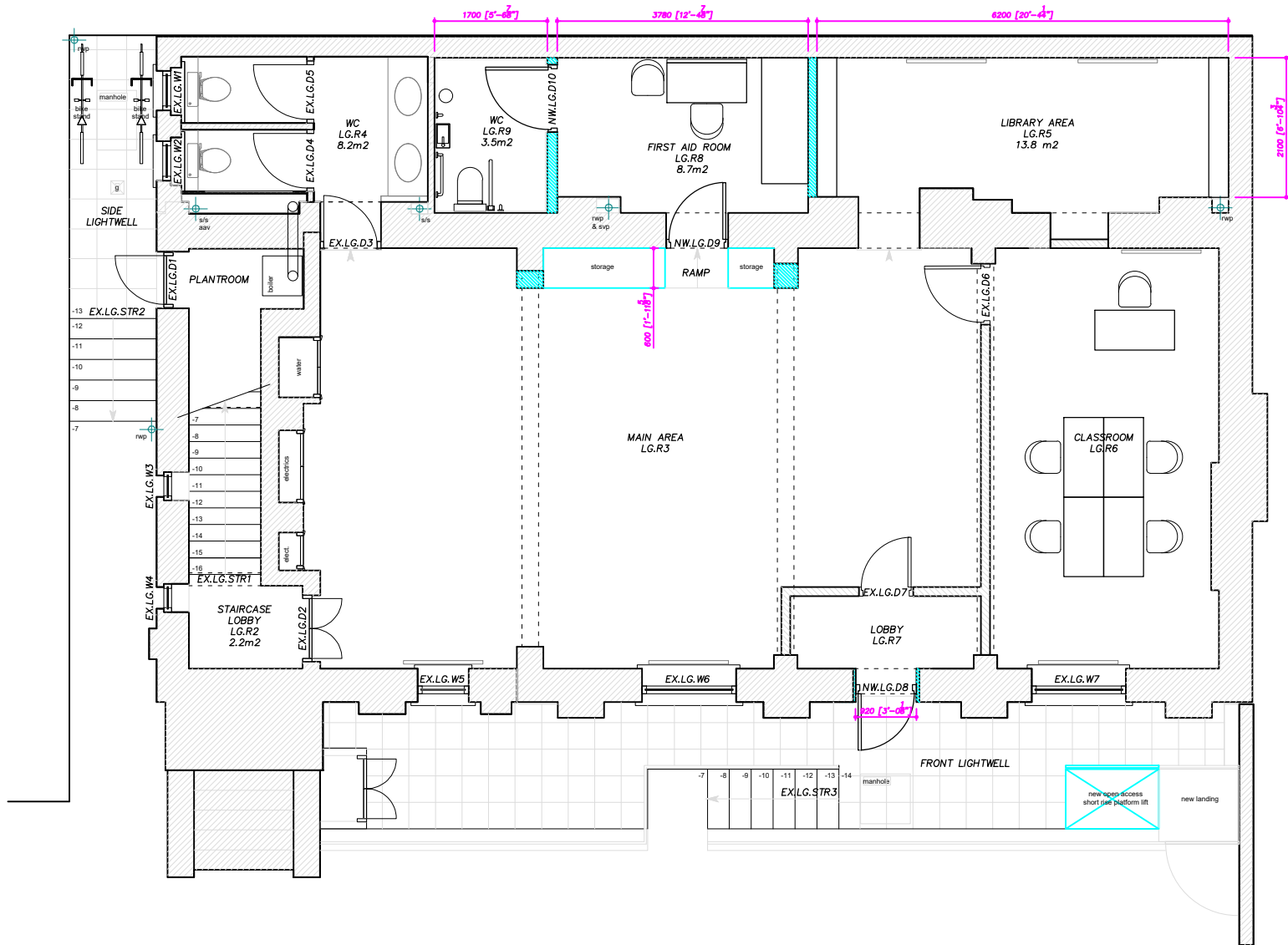
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More information at [hanovergreen.co.uk](https://www.hanovergreen.co.uk)



LOWER GROUND FLOOR PLAN

 New Works

NOTE: historic fabric to be retained throughout

Schedule of Works: Proposed Lower Ground Floor

A. Door Schedule		
Ref.	Location	Specification
EX.LG.D1	PLANT ROOM LG.R1	Existing to be retained
EX.LG.D2	STAIRCASE LOOBY LG.R2	Existing to be retained
EX.LG.D3	WC LG.R4	Existing to be retained
EX.LG.D4	WC LG.R4	Existing to be retained
EX.LG.D5	WC LG.R4	Existing to be retained
EX.LG.D6	CLASSROOM LG.R6	Existing to be retained
EX.LG.D7	LOBBY LG.R7	Existing to be retained
NW.LG.D8	LOBBY LG.R7	New 800 mm wide exterior timber door with glazing panel to match existing door
NW.LG.D9	FIRST AID ROOM LG.R8	New firerated solid timber door
NW.LG.D10	WC LG.R9	New firerated solid timber door

B. Window Schedule		
Ref.	Location	Specification
EX.LG.W1	WC LG.R4	Existing to be retained
EX.LG.W2	WC LG.R2	Existing to be retained
EX.LG.W3	STAIRCASE LOOBY LG.R2	Existing to be retained
EX.LG.W4	STAIRCASE LOOBY LG.R2	Existing to be retained
EX.LG.W5	ENTRANCE HALL LG.R3	Existing to be retained
EX.LG.W6	CLASSROOM 1 LG.R10	Existing to be retained
EX.LG.W7	CLASSROOM 2 LG.R9	Existing to be retained

C. Joinery & Fittings		
Ref.	Location	Specification
Ramp/ Storage	MAIN AREA LG.R3	New ramp with storage cupboards on either side
Ventilation	FIRST AID ROOM LG.R8	New ventilation
Sanitaryware	WC LG.R9	New sanitaryware, associated plumbing and ventilation

D. Skirting		
Ref.	Location	Specification
New Skirting	Throughout	New to match where room layout changes

E. Flooring		
Ref.	Location	Specification
New Flooring	Throughout	New heavy duty vinyl flooring where room layout changes

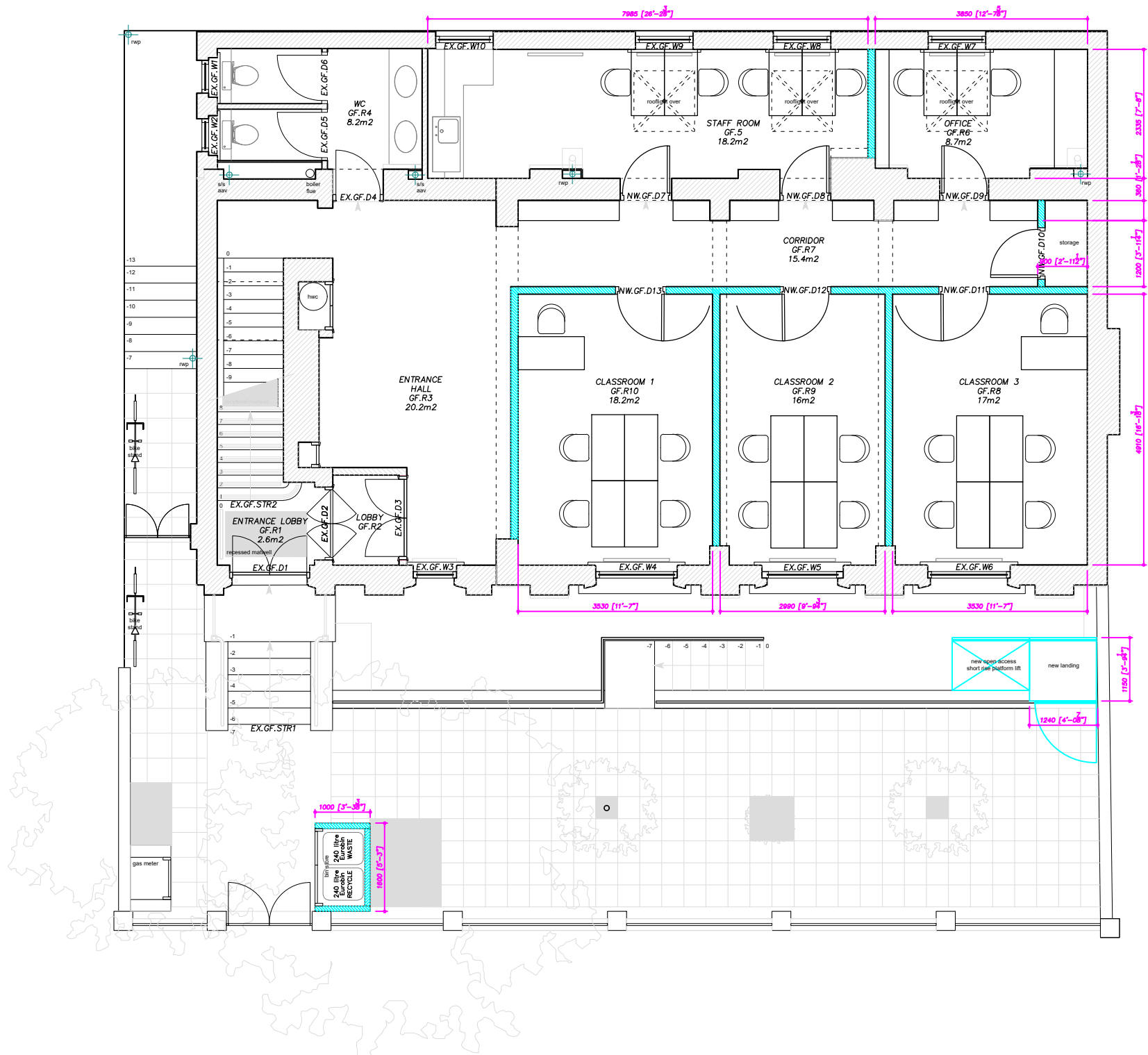
F. Radiators		
Ref.	Description	Specification
New Radiators	Throughout	New flat panel radiators with insulated radiator covers

G. Walls		
Ref.	Description	Specification
New Partitions	Throughout	Acoustic Partition; GypWall CLASSIC - A206A292S by British Gypsum nominal thickness:148mm plus wall finishes Fire Integrity (mins): 60 Fire Insulation (mins): 60 sound insulation: Rw dB : 60; Rw + Ctr dB: 54

H. Staircase		
Ref.	Description	Specification
EX.LG.STR1	Lower Ground Floor Lobby to Raised Ground Floor Lobby	Existing interior staircase and handrail to be retained
EX.LG.STR2	Lower Ground Floor Side Lightwell to Ground Floor Front Garden	Existing exterior steps to be retained
EX.LG.STR3	Lower Ground Floor Front Lightwell to Ground Floor Front Garden	Existing exterior steps and balustrade to be retained

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Client: Dania		Title: Proposed Lower Ground Floor Plan	
Project: Dania School, 3 Highbury Crescent London N5		Scale: 1:50@A1/ 1:100@A3	Drawn No:
		Date: 2021.02.05	Checked by:
		Drawn No: 201	Rev:



Schedule of Works: Proposed Raised Ground Floor

A. Door Schedule		
Ref.	Location	Specification
EX.GF.D1	ENTRANCE LOBBY GF.R1	Existing exterior double doors to be retained
EX.GF.D2	LOBBY GF.R2	Existing double doors to be retained
EX.GF.D3	ENTRANCE HALL GF.R3	Existing double doors to be retained
EX.GF.D4	WC GF.R4	Existing to be retained
EX.GF.D5	WC GF.R4	Existing to be retained
EX.GF.D6	WC GF.R4	Existing to be retained
NW.GF.D7	STAFF ROOM GF.R5	New firerated solid timber door
NW.GF.D8	STAFF ROOM GF.R5	New firerated solid timber door
NW.GF.D9	OFFICE GF.R6	New firerated solid timber door
NW.GF.D10	CORRIDOR GF.R7	New firerated solid timber door
NW.GF.D11	CLASSROOM 3 GF.R8	New firerated solid timber door
NW.GF.D12	CLASSROOM 2 GF.R9	New firerated solid timber door
NW.GF.D13	CLASSROOM 1 GF.R10	New firerated solid timber door

B. Window Schedule		
Ref.	Location	Specification
EX.GF.W1	WC GF.R4	Existing to be retained
EX.GF.W2	WC GF.R4	Existing to be retained
EX.GF.W3	ENTRANCE HALL GF.R3	Existing to be retained
EX.GF.W4	CLASSROOM 1 GF.R7	Existing to be retained
EX.GF.W5	CLASSROOM 2 GF.R8	Existing to be retained
EX.GF.W6	CLASSROOM 3 GF.R9	Existing to be retained

C. Joinery		
Ref.	Location	Specification
Kitchen cabinets	STAFF ROOM GF.R5	Existing to be retained

D. Skirting		
Ref.	Location	Specification
New Skirting	Throughout	New skirting to match existing

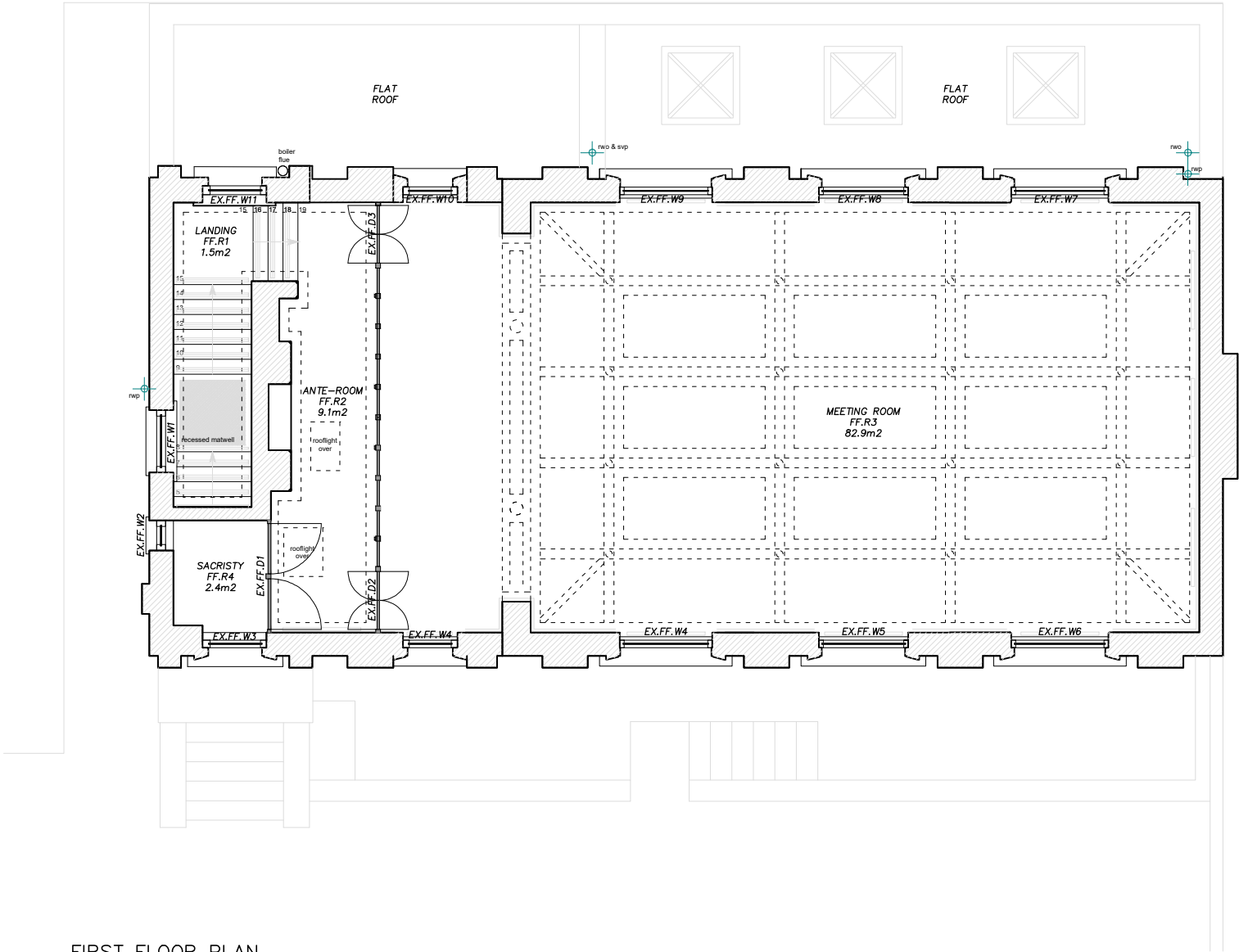
E. Flooring		
Ref.	Location	Specification
New Flooring	Throughout	New heavy duty vinyl flooring

F. Radiators		
Ref.	Description	Specification
New Radiators	Throughout	New flat panel radiators with insulated radiator covers

G. Walls		
Ref.	Description	Specification
New Partitions	Throughout	Acoustic Partition; GypWall CLASSIC - A206A2925 by British Gypsum nominal thickness:148mm plus wall finishes Fire Integrity (mins): 60 Fire Insulation (mins): 60 sound insulation: Rw dB : 60; Rw + Ctr dB: 54

H. Staircase		
Ref.	Description	Specification
EX.GF.STR1	Ground Floor Front Garden to Raised Ground Floor Lobby	Existing exterior staircase and balustrades to be retained
EX.GF.STR2	Raised Ground Floor to First Floor	Existing interior staircase and handrail to be retained

Client: Dania		Title: Proposed Raised Ground Floor Plan	
Project: Dania School, 3 Highbury Crescent London N5		Scale: 1:50@A1/ 1:100@A3	Drawn No: 202
Date: 2021.02.05		Checked by:	Rev:



FIRST FLOOR PLAN

NOTE: all historic fabric/
original room features (doors,
windows, architraves, skitings,
wood panling, cornices) to be
retained

Schedule of Works: Proposed First Floor

A. Door Schedule		
Ref.	Location	Specification
EX.FF.D1	ANTE-ROOM FF.R2	Existing double doors to be retained
EX.FF.D2	ANTE-ROOM FF.R2	Existing double doors to be retained
EX.FF.D3	SACRISTY FF.R4	Existing double doors to be retained

B. Window Schedule		
Ref.	Location	Specification
EX.FF.W1	STAIRCASE LANDING FF.R1	Existing to be retained
EX.FF.W2	SACRISTY FF.R4	Existing to be retained
EX.FF.W3	SACRISTY FF.R4	Existing to be retained
EX.FF.W4	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W5	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W6	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W7	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W8	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W9	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W10	MEETING ROOM FF.R3	Existing to be retained
EX.FF.W11	STAIRCASE LANDING FF.R1	Existing to be retained

D. Skirting		
Ref.	Location	Specification
Skirting	Throughout	To be retained

E. Flooring		
Ref.	Location	Specification
Flooring	Throughout	To be retained

F. Radiators		
Ref.	Description	Specification
Radiators	Throughout	To be retained; add insulated radiator covers

G. Walls		
Ref.	Description	Specification
Partitions	Throughout	To be retained

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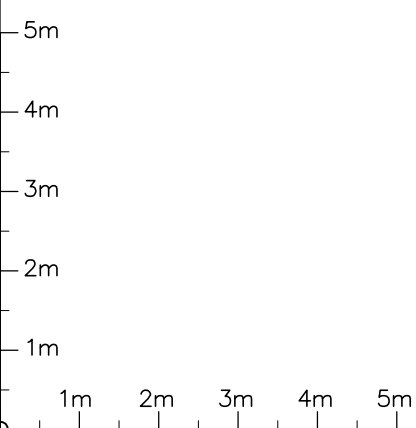
Client: Dania		Title Proposed First Floor Plan		
Project: Dania School, 3 Highbury Crescent London N5		Scale: 1:50@A1/ 1:100@A3	Drawn No:	Checked by:
		Date: 2021.02.05	Drawn No: 203	Rev:



SIDE ELEVATION



FRONT ELEVATION



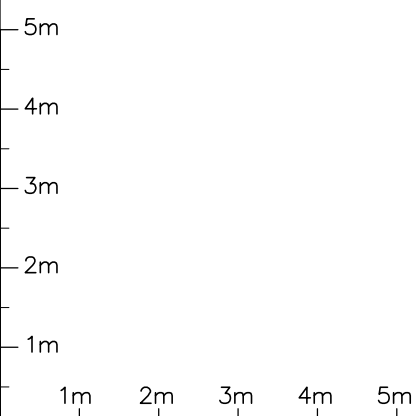
Client: Dania		Title Proposed Elevations			
Project: Dania School, 3 Highbury Crescent London N5		Scale: 1:50@A1/ 1:100@A3	Drawn No:	Checked by:	
		Date: 2021.02.05	Drawn No: 204	Rev:	



FRONT ELEVATION – FRONT LIGHTWELL

2000 (6'-6 1/2")
800 (2'-7 1/2")
EX. L.G. DR

New exterior 800 mm wide,
timber door with glazing
panel to match existing door



Client: Dania		Title Proposed Elevations		
Project: Dania School, 3 Highbury Crescent London N5	Scale:	1:50@A1/ 1:100@A3	Drawn No:	Checked by:
	Date:	2021.02.05	Drawn No:	Rev:
			205	