

FOR RENT

Turle Road

Finsbury Park, N4

Fully Self-Contained Warehouse Office

2,230 - 6,165 Sq Ft



T. 020 7375 3444
W. belchakcorin.com

Belchak Corin & Co.
34 Artillery Lane
Spitalfields
London E1 7LS



21 Turle Road | Finsbury Park | London N4 3LZ

Location

Situated in the North London borough of Islington, Turle 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. Finsbury Park offers direct access to London's West End, The City, King's Cross, Farringdon, London Bridge, most of London's major rail hubs and many commuter towns such as Peterborough and Cambridge.

Accommodation

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.

The net internal floor areas is as follows:

Ground: 2,230 sq ft
First: 1,975 sq ft
Second: 1,964 sq ft
Total: 6,169 sq ft

Amenities

- * Self Contained
- * Central Heating
- * Crittall/ Factory Glazing
- * On-site Parking
- * Good Natural Light
- * Loading Facilities

Lease

New lease available by arrangement to be contracted outside the provisions of the Landlord and Tenant Act 1954.

Viewings

Strictly by appointment only
Belchak Corin & Co.
Ref: Marcus Godfrey/ Joe Meisel
T: 020 7375 3444
E: mg@belchakcorin.com
jm@belchakcorin.com

Rent

£25 per sq ft excl.

Service Charge

TBC

VAT

VAT is applicable.

Business Rates

The business rates payable for 2021/22 are £7.50 psf. Interested parties are advised to seek further information from the local authority.

Legal Costs

Each party to bear their own legal costs.

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

