

# BELCOR

CITY FRINGE REAL ESTATE

**BEAUTIFUL  
CONVERTED  
WAREHOUSE OFFICE  
SPACE**

**THE JOINERY  
DRAYTON PARK  
N5**

**3,583–10,860 SQ FT**

**FROM £35 PSF**



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ClientEarth®

SHIPPING 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



BIKE RACKS



NEWLY REFURBISHED



EXCELLENT NATURAL LIGHT



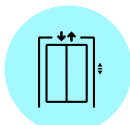
FLOOR TO CEILING  
GLAZING



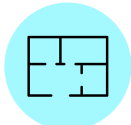
EXCELLENT  
TRANSPORT LINKS



SHOWERS



LIFT



OPEN PLAN



DESIGN LED FIT-OUT

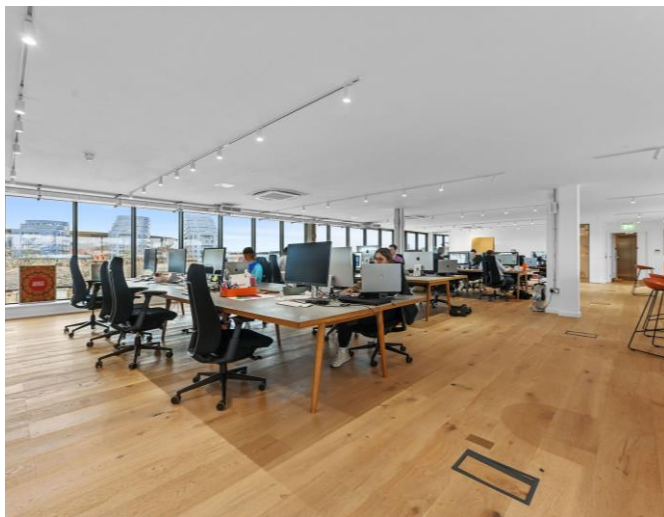
## LIGHT-FILLED CREATIVE WAREHOUSE STYLE WORKSPACE



Example Finished Floor

# BELCOR

THE JOINERY  
DRAYTON PARK, N5



### 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.

### TRANSPORT

Drayton Park - 1 min



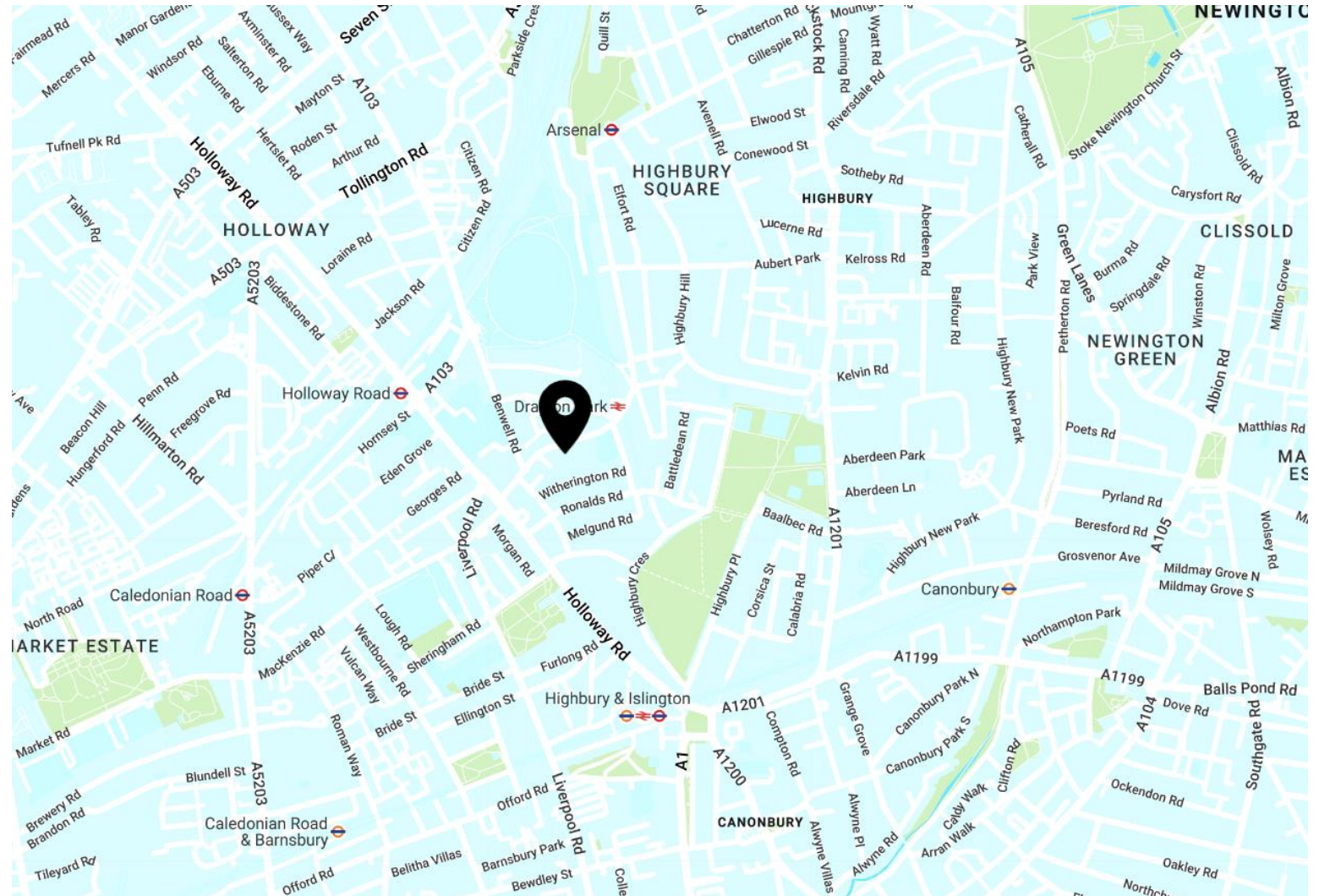
Holloway Road - 7 mins



Highbury & Islington - 11 mins



### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 <sup>rd</sup> Floor	3,584	Available	From £35.00	TBC	Approx. £5.00	TBC
2 <sup>nd</sup> Floor	3,638	Available	From £35.00	TBC	Approx. £5.00	TBC
1 <sup>st</sup> Floor	3,638	Available	From £35.00	TBC	Approx. £5.00	TBC
Total	10,860	Available	From £35.00	TBC	Approx. £5.00	TBC

## LEASE

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

## TIMING

Available immediately Subject to Fitout.

## 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 is Applicable

## VIEWINGS VIA SOLE JOINT AGENTS

### BELCOR

020 7375 3444  
agency@belcor.london  
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### STRETTONS

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## TEAM

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