

**IMPRESSIVE
INDUSTRIAL STYLE
FULLY FITTED
WORKSPACE**

**THE ARTS BUILDING
FINSBURY PARK
N4 3JG**

2,222 – 14,134 SQ FT

FROM £35 PSF

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Designed by award winning practise DGA Architects, this building provides a total of 27,418 sq ft of office accommodation arranged over the first to fifth floors.

The Arts Building benefits from flexible floor plates ranging from 2,222-4,782 sq ft. The office floors benefit from floor to ceiling windows allowing for excellent natural light throughout.

AMENITIES



CONCIERGE



FULLY FITTED



EXCELLENT NATURAL LIGHT



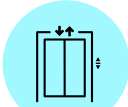
FLOOR TO CEILING
GLAZING



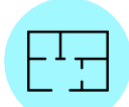
EXCELLENT
TRANSPORT LINKS



PRIVATE TERRACE



LIFT



OPEN PLAN

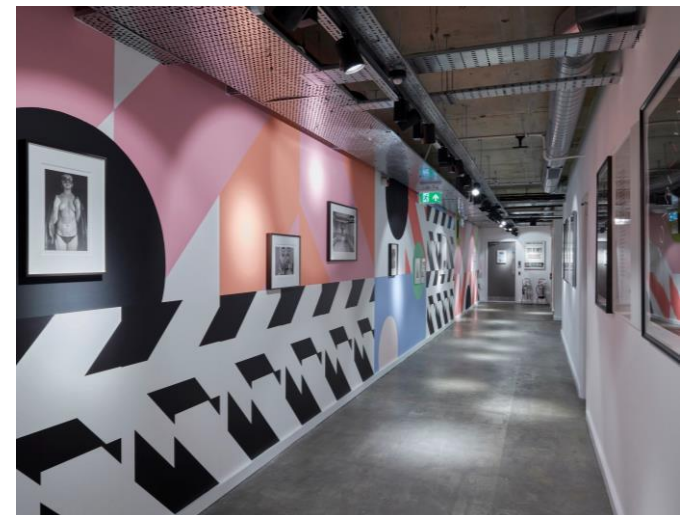


DESIGN LED FIT-OUT

IMPRESSIVE DESIGN-LED WORKSPACE IN FINSBURY PARK



5th floor penthouse



AREA

The building is located in the North London borough of Islington and is becoming an increasingly attractive commercial location for occupiers. The property is in close proximity to Finsbury Park bus, underground and National Rail station.

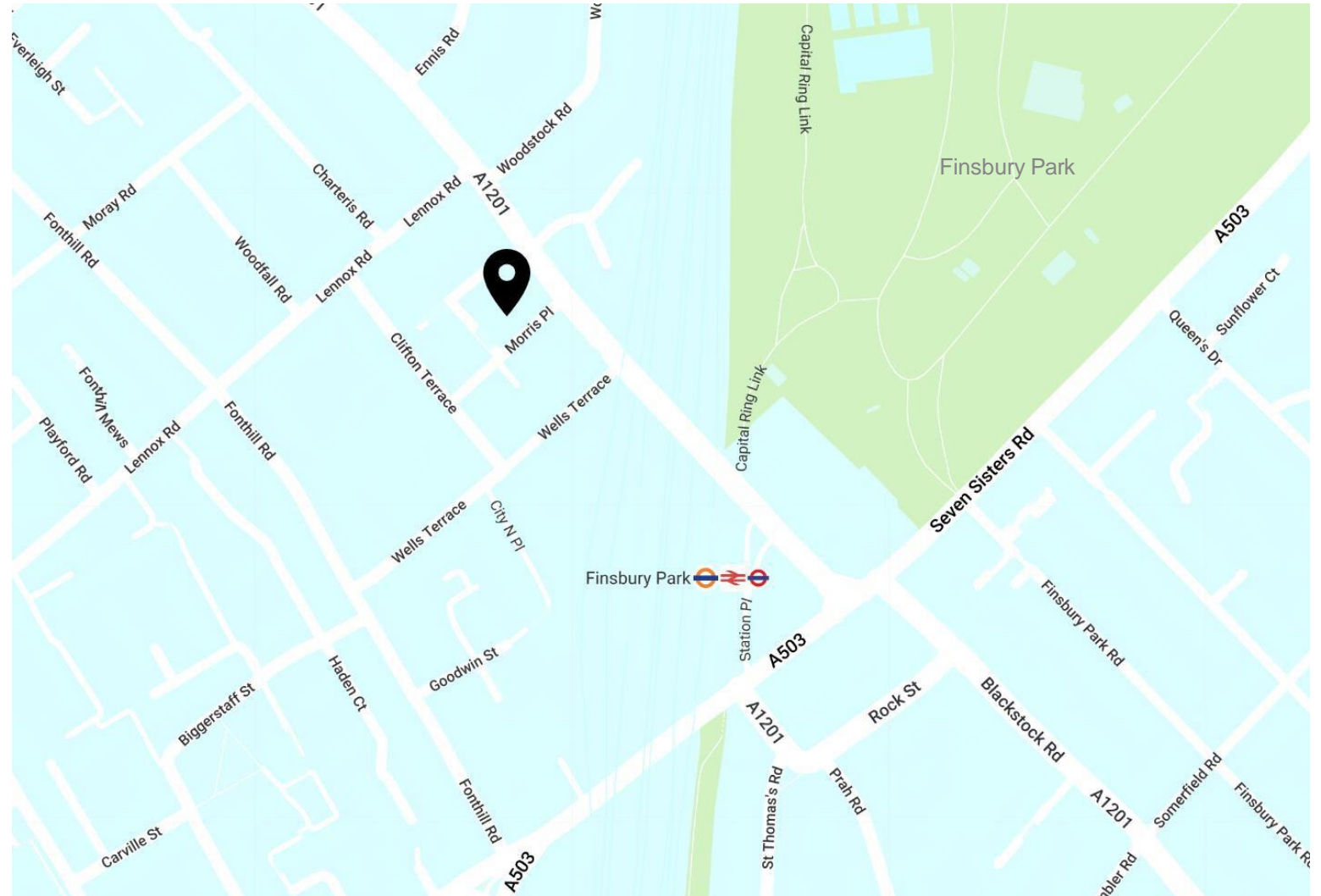
Finsbury Park provides excellent access to London's West End and main city hubs.

TRANSPORT

Finsbury Park - 2 mins



LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5 th Floor (CAT A+)	4,737	Available	£47.50	£15.00	£15.69	£30,865.50
4 th Floor (CAT A)	2,393	Available	£35.00	£15.00	£15.69	£13,099.68
2 nd Floor (CAT A)	2,222	Available	£35.00	£15.00	£15.69	£12,163.60
1 st Floor (CAT A+)	4,782	Available	£47.50	£15.00	£15.69	£31,158.71
Total	14,134	Available	£35.00-47.50	£15.00	£15.69	£87,287.49

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.

MANAGED

We can provide an option for any of the spaces to be delivered on a managed via BELCOR Managed Powered by KITT.

VIEWINGS VIA SOLE JOINT AGENTS

BELCOR

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

COMPTON

020 7101 2020

TEAM

OLI COHEN PARTNER



oc@belcor.london
07740 110 063

JAMES DOFFMAN AGENCY



jd@belcor.london
07854 823 137

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

020 7375 3444
www.belcor.london

