

**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



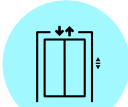
FLOOR TO CEILING  
GLAZING



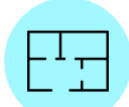
EXCELLENT  
TRANSPORT LINKS



PRIVATE TERRACE



LIFT



OPEN PLAN

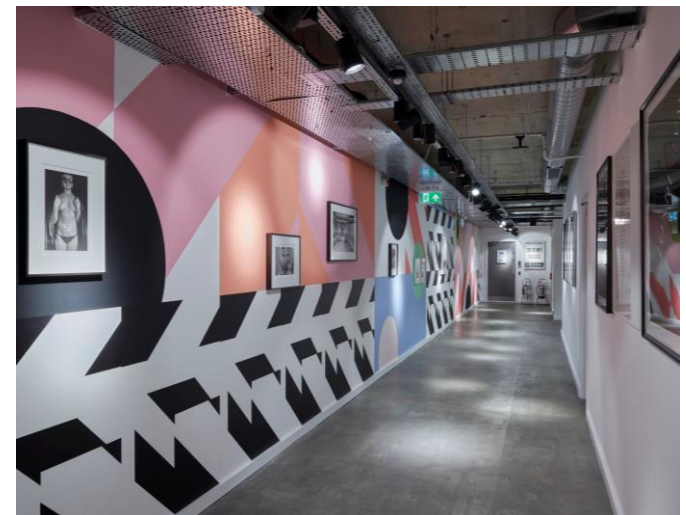


DESIGN LED FIT-OUT

## IMPRESSIVE DESIGN-LED WORKSPACE IN FINSBURY PARK



5<sup>th</sup> 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.

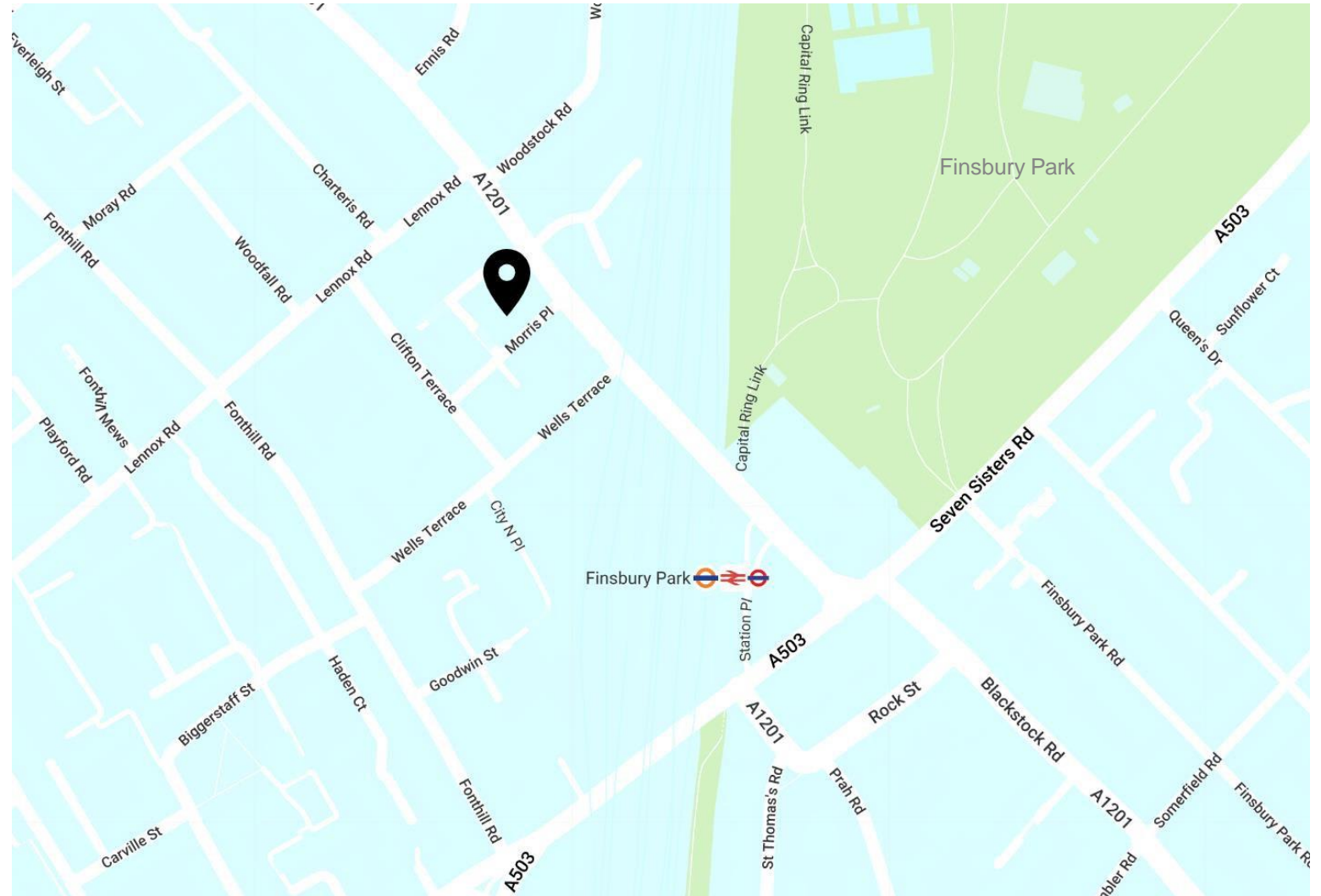
Finsbury Park provides excellent access to London's West End and main city hubs.

### TRANSPORT

Finsbury Park - 2 mins



### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5 <sup>th</sup> Floor (CAT A+)	4,737	Available	£47.50	£15.00	£15.69	£30,865.50
4 <sup>th</sup> Floor (CAT A)	2,393	Available	£35.00	£15.00	£15.69	£13,099.68
2 <sup>nd</sup> Floor (CAT A)	2,222	Available	£35.00	£15.00	£15.69	£12,163.60
1 <sup>st</sup> Floor (CAT A+)	4,782	Available	£45.00	£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

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### COMPTON

020 7101 2020

## TEAM

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