

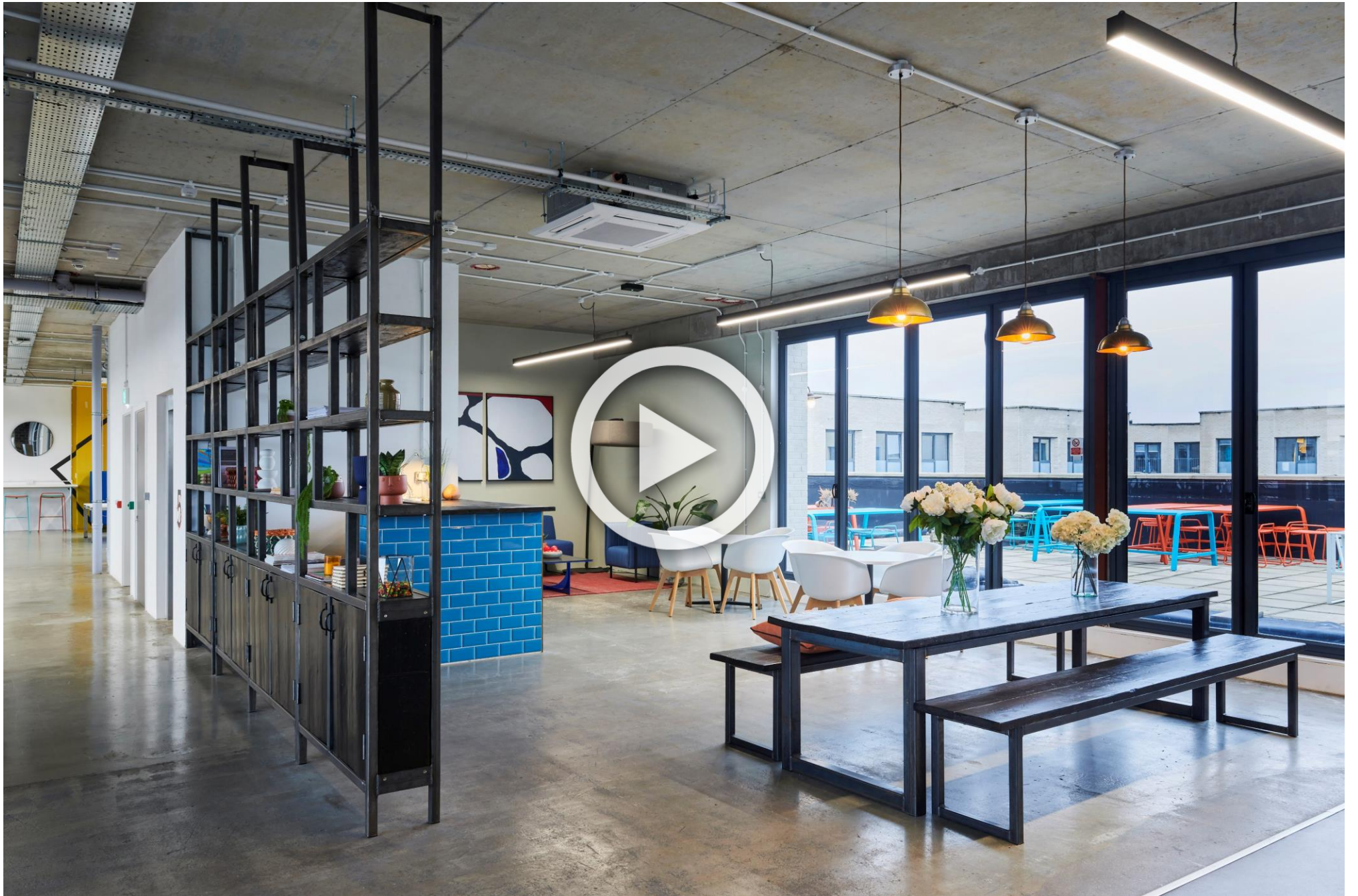
**PLUG & PLAY OFFICE
SPACE**

**5TH FLOOR
THE ARTS BUILDING
FINSBURY PARK
N4 3JG**

4,737 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Designed by award winning practice DGA Architects, The Penthouse at the Arts provides a total of 4,737 sq ft of office accommodation.

The office floor is fully fitted and furnished, benefitting from floor to ceiling windows allowing for excellent natural light throughout. The unit would be of strong interest to a range of occupiers, especially in the creative, media and tech sector.

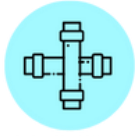
AMENITIES



EXCELLENT NATURAL LIGHT



GOOD CEILING HEIGHTS



EXPOSED SERVICES



AIR CONDITIONING



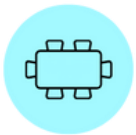
FULLY FITTED



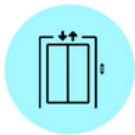
ROOF TERRACE



FLOOR TO CEILING
GLAZING



MEETING ROOMS



LIFT

PLUG & PLAY WAREHOUSE STYLE WORKSPACE/ STUDIO

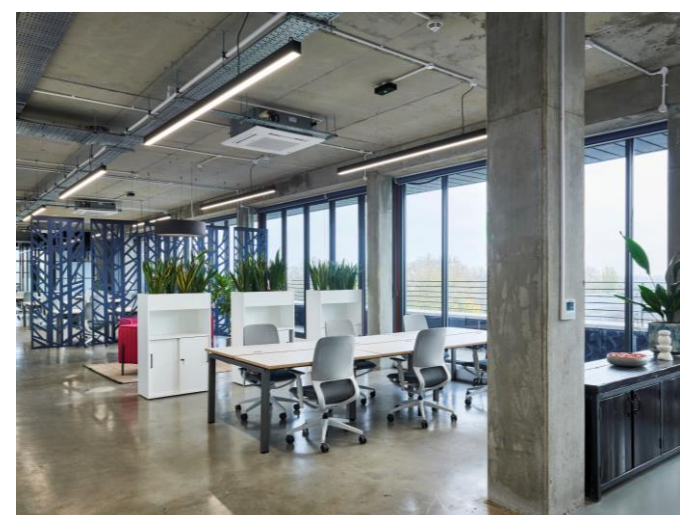




BELCOR

ARTS BUILDING, MORRIS PLACE
FINSBURY PARK, N4

INDUSTRIAL STYLE OFFICE SPACE



TRANSPORT

Finsbury Park - 3 min walk



Highbury & Islington - 5 mins



Kings Cross - 9 mins

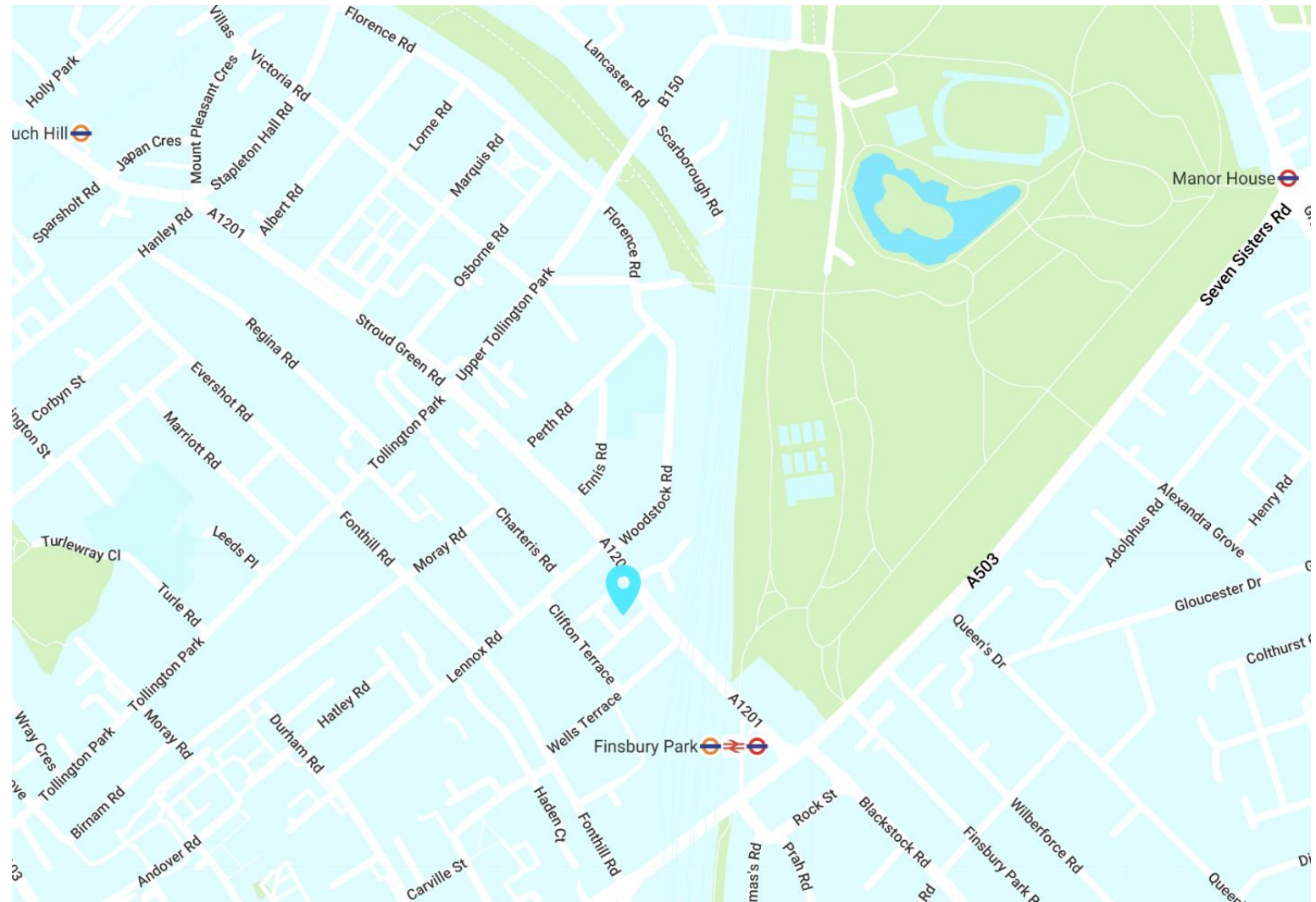


AREA

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.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)
5 th Floor (CAT A+)	4,737	Available	£47.50	£15.00	£15.69

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*

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