

**SELF-CONTAINED
WAREHOUSE OFFICE**

**TURLE ROAD
FINSBURY PARK
N4**

4,742 SQ FT

BELCOR


CITY FRINGE REAL ESTATE





DESCRIPTION


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.


AMENITIES

 Loading Facilities

 On Site Parking

 24-hour access

 E Use Class

 Amazing natural light

WAREHOUSE STYLE OFFICE





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.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	2,580	Available	£26.50	£10.00	TBC	£7,847.50
2 nd Floor	2,161	Available	£26.50	£10.00	TBC	£6,573.00
Total	4,742					£14,420.50

TRANSPORT

HOLLOWAY ROAD

Piccadilly Line

HIGHBURY AND ISLINGTON

Victoria Line
Overground

DRAYTON PARK

Overground

LEASE

Available by way of a sublease expiring December 2024. A new lease to be contracted outside the Landlord & Tenant Act can be arranged via the landlord

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available Immediately

VAT

VAT is applicable

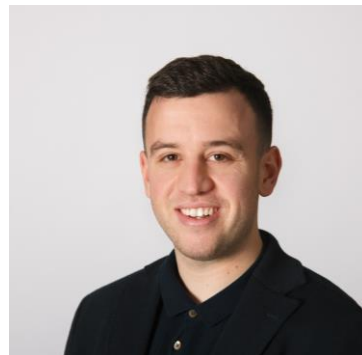
VIEWINGS VIA SOLE AGENTS

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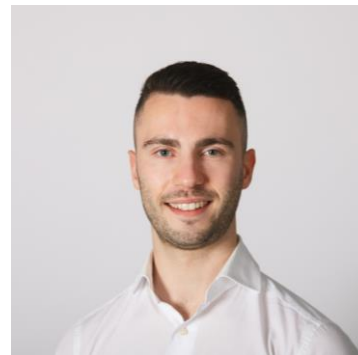
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