

ART × COMMERCE × CULTURE × CONNECTIVITY

ARTS BUILDING

FIRST & SECOND FLOOR

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ARTS
BUILDING

A PLACE
WHERE
ART, CULTURE
AND
CONNECTIVITY
COLLIDE

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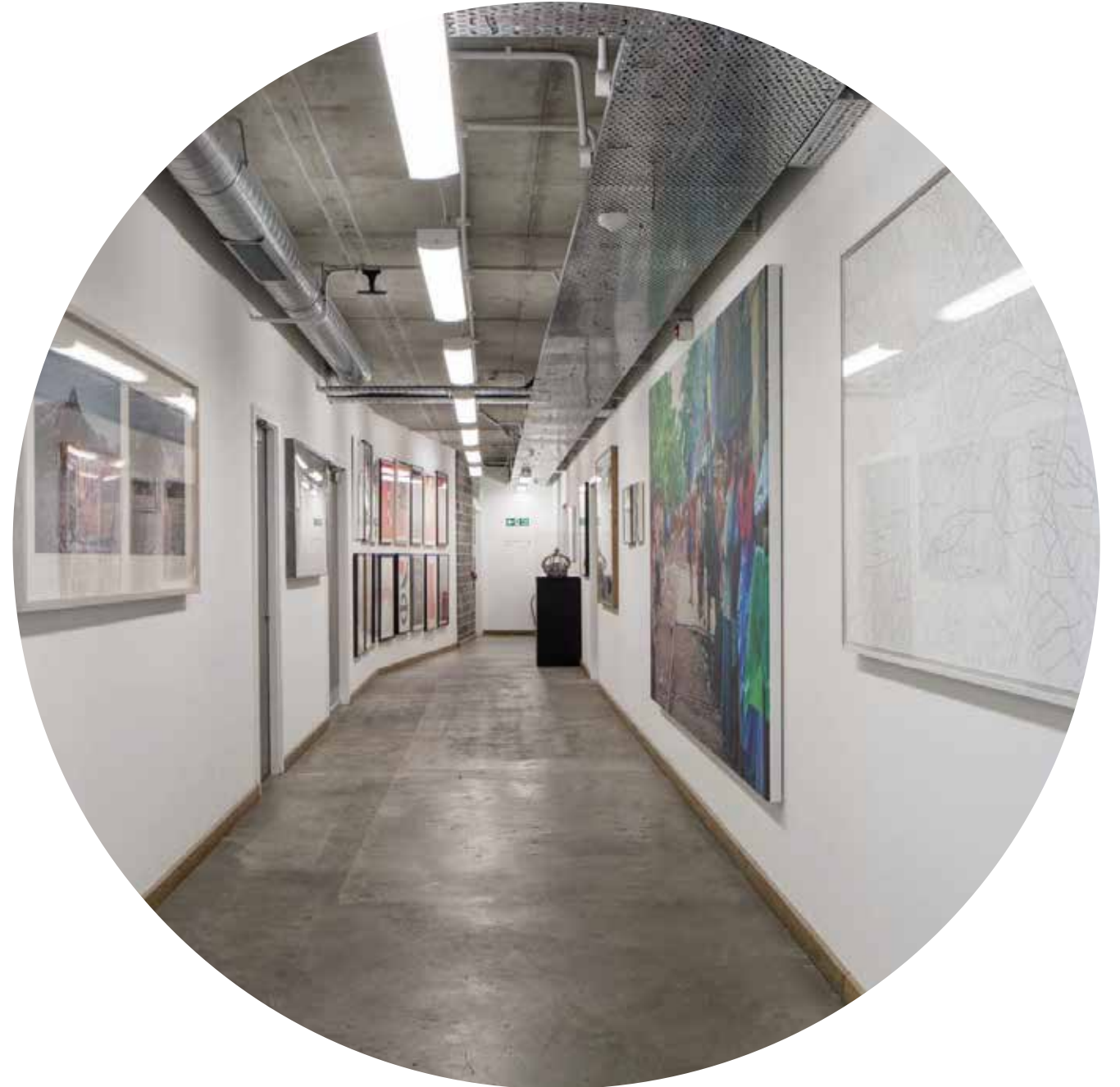
A PLACE WHERE ART, CULTURE AND CONNECTIVITY COLLIDE

Up to 45,000 sq ft of industrial-chic office space featuring large, variable floorplates. Already home to a diverse and vibrant community of leading creative, tech and comms businesses, all thriving on the culture and connectivity of Finsbury Park.

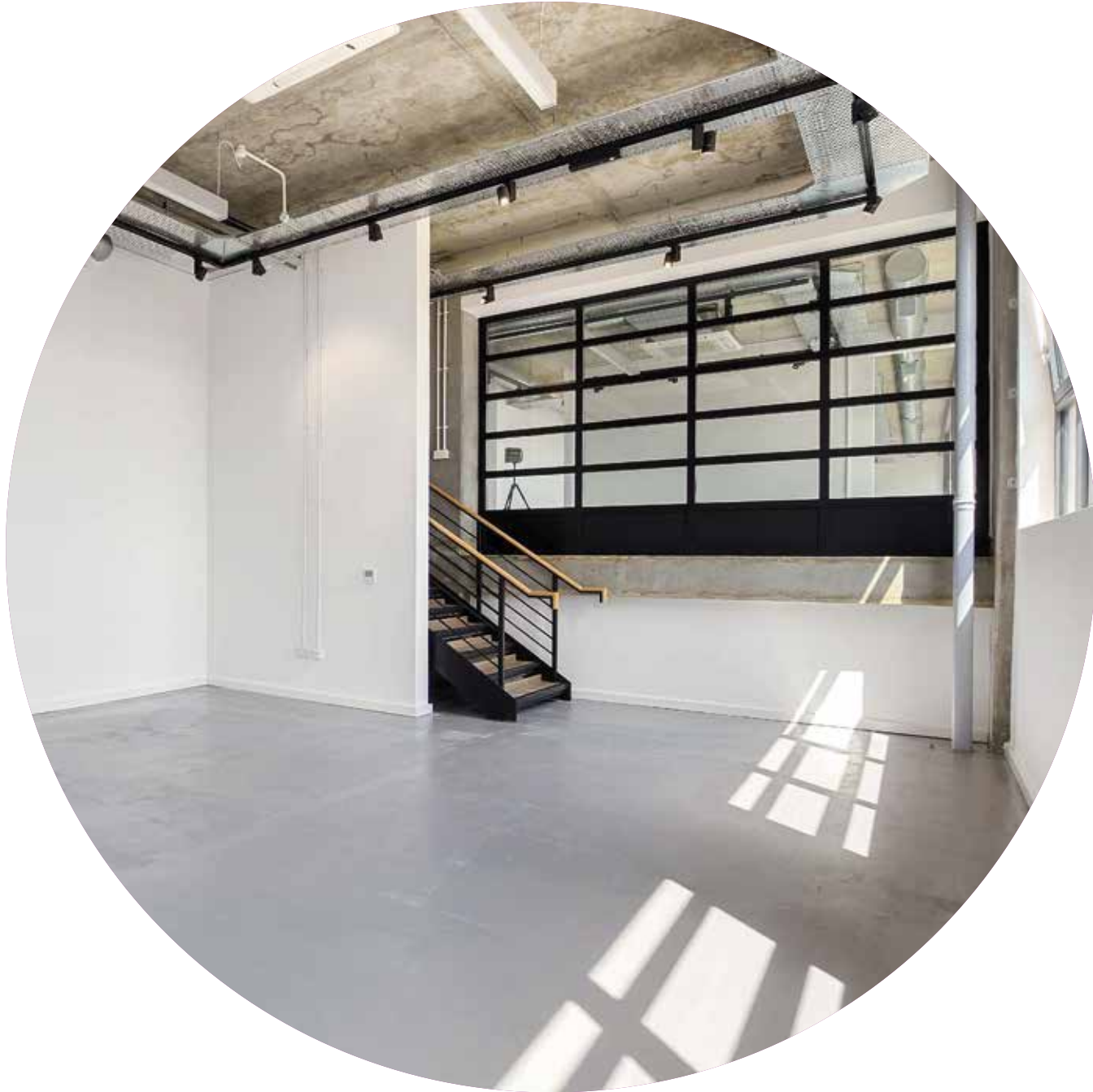


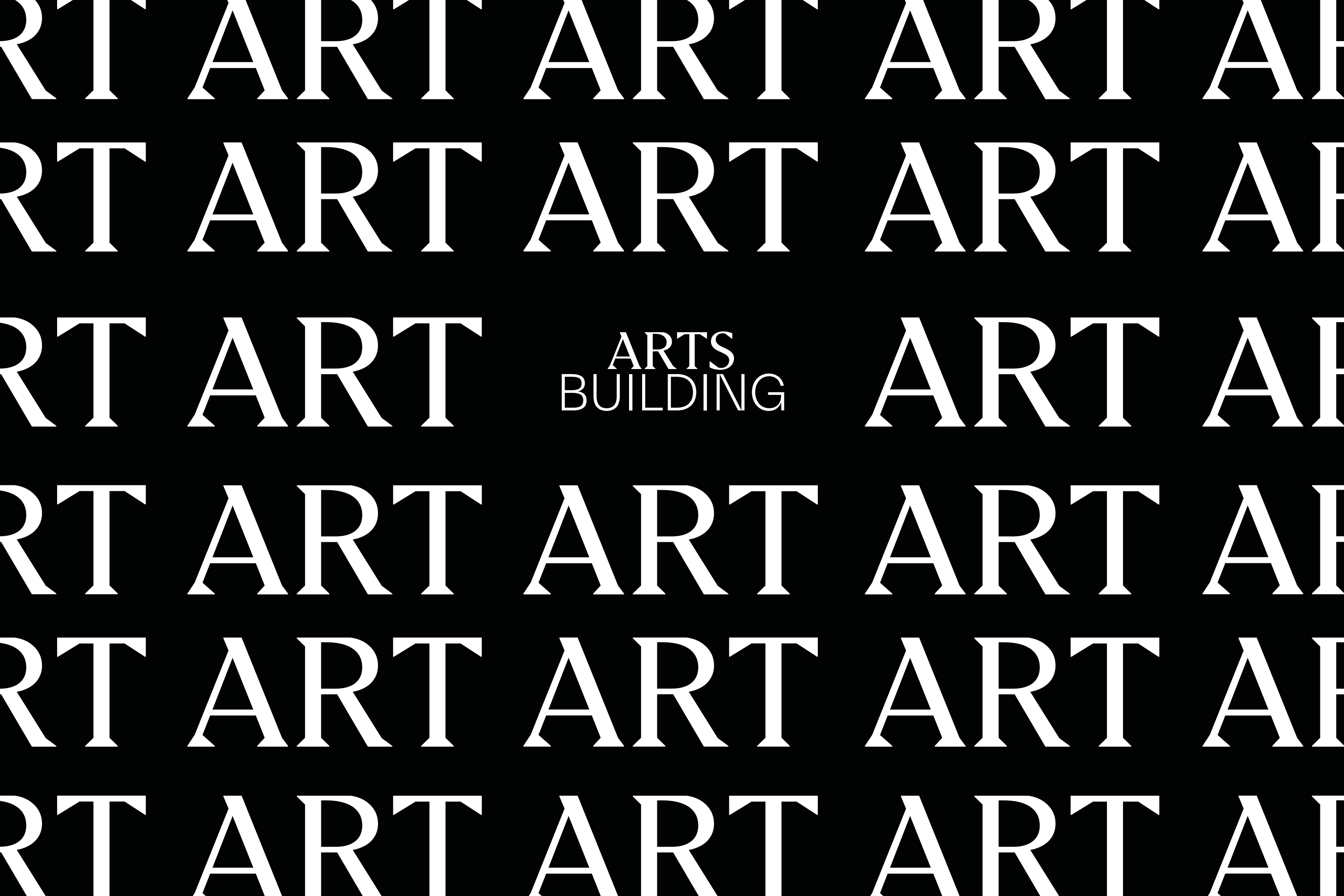


With its huge floor plates and stylish industrial look, Arts Building has all the space, character and cachet of Shoreditch's most sought-after converted factories, along with all the energy, possibility and affordability they lost long ago.











Arts Building is filled with over 200 original pieces of art curated from the John Jones archive featuring artworks by Martin Parr, Grayson Perry and Andy Warhol.

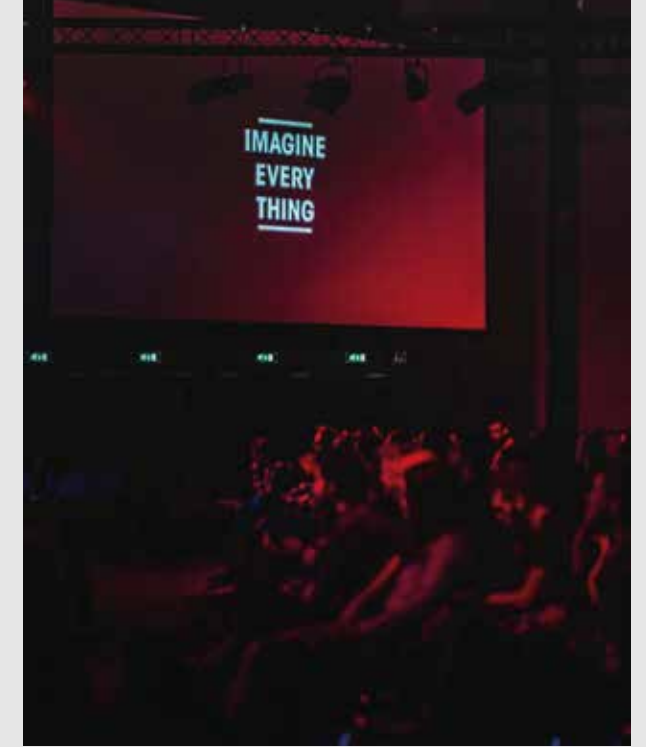




CULTURE AND

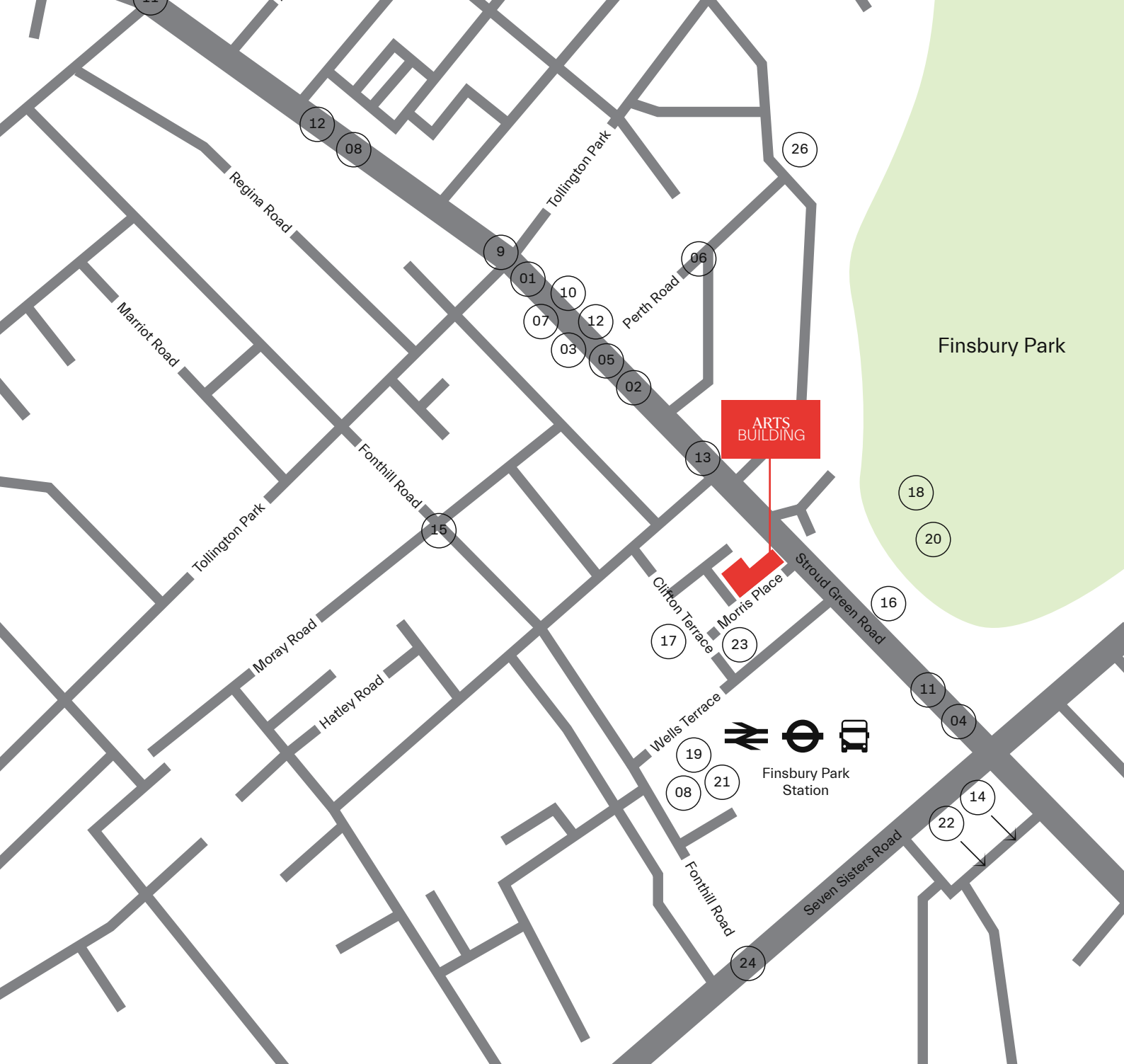
ARTS
BUILDING

CONNECTIVITY



Finsbury Park is an emerging part of North London. Its superb transport links and growing culture of cafés, theatres and restaurants make it ideal for a modern workplace culture. Finsbury Park itself is one of London's richest public green spaces and is on the doorstep of the Arts Building.





FOOD & BEVERAGE

- 01. Cats
- 02. Common Ground
- 03. The Deli at 80
- 04. Dotori
- 05. La Fabrica
- 06. Faltering Fullback
- 07. Itto
- 08. Marks & Spencer Foodhall (in development)
- 09. Nandos
- 10. Petek

ENTERTAINMENT

- 11. Pret a Manger
- 12. Season Kitchen
- 13. The World's End
- 14. Yard Sale Pizza
- 15. The Y.B Yeats
- 16. Rowans tenpin bowling
- 17. Park Theatre
- 18. Various music & culture festivals in the park
- 19. Cineworld 9 screen cinema (in development)

SPORT & WELLBEING

- 20. Finsbury Park (Cycle track, tennis courts, basketball courts, skatepark, American football, Athletics track)
- 21. Gymbox (in development)
- 22. Castle Climbing Centre
- 23. More Yoga
- 24. Pure Gym

ARTS BUILDING



LA FABRICA



FINSBURY PARK



YEAR ROUND FESTIVALS AT FINSBURY PARK



PARK THEATRE



YARD SALE PIZZA

ONE OF THE MOST CONNECTED PLACES IN LONDON

Thanks to the Victoria and Piccadilly lines, Finsbury Park is more connected than many other more centrally located parts of London including Farringdon, Clerkenwell, Shoreditch and the West. And yet it has resisted the homogenisation of many nearby neighbourhoods, retaining an eclectic community character.

11^{MINS}

OXFORD
CIRCUS

VICTORIA LINE

6^{MINS}

KINGS
CROSS

VICTORIA LINE

15^{MINS}

VICTORIA
STATION

VICTORIA LINE

30^{MINS}

OXFORD

THAMESLINK

1^{HOUR}

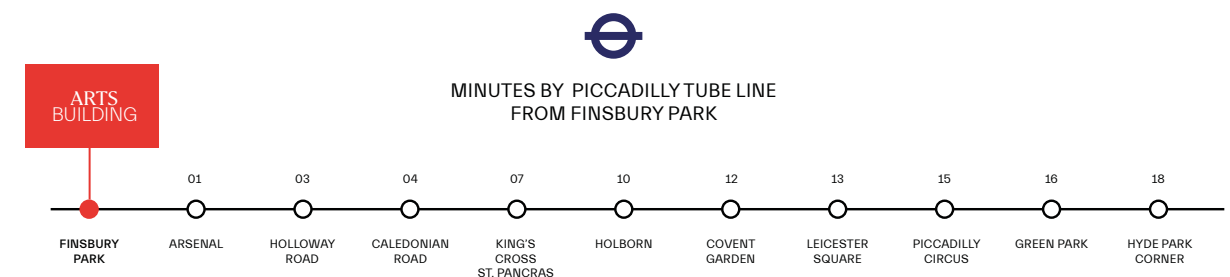
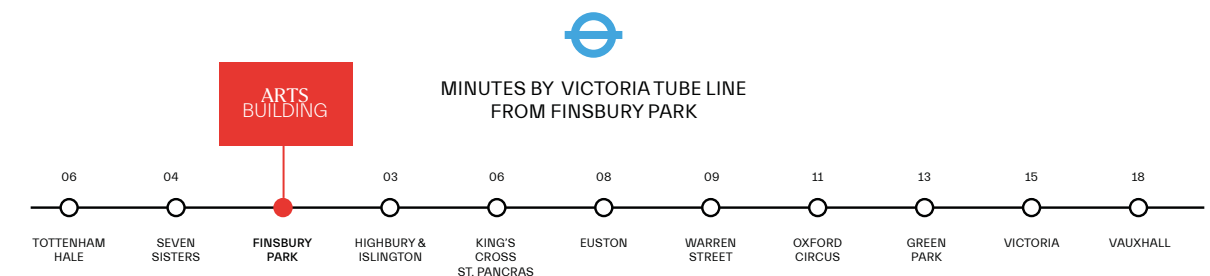
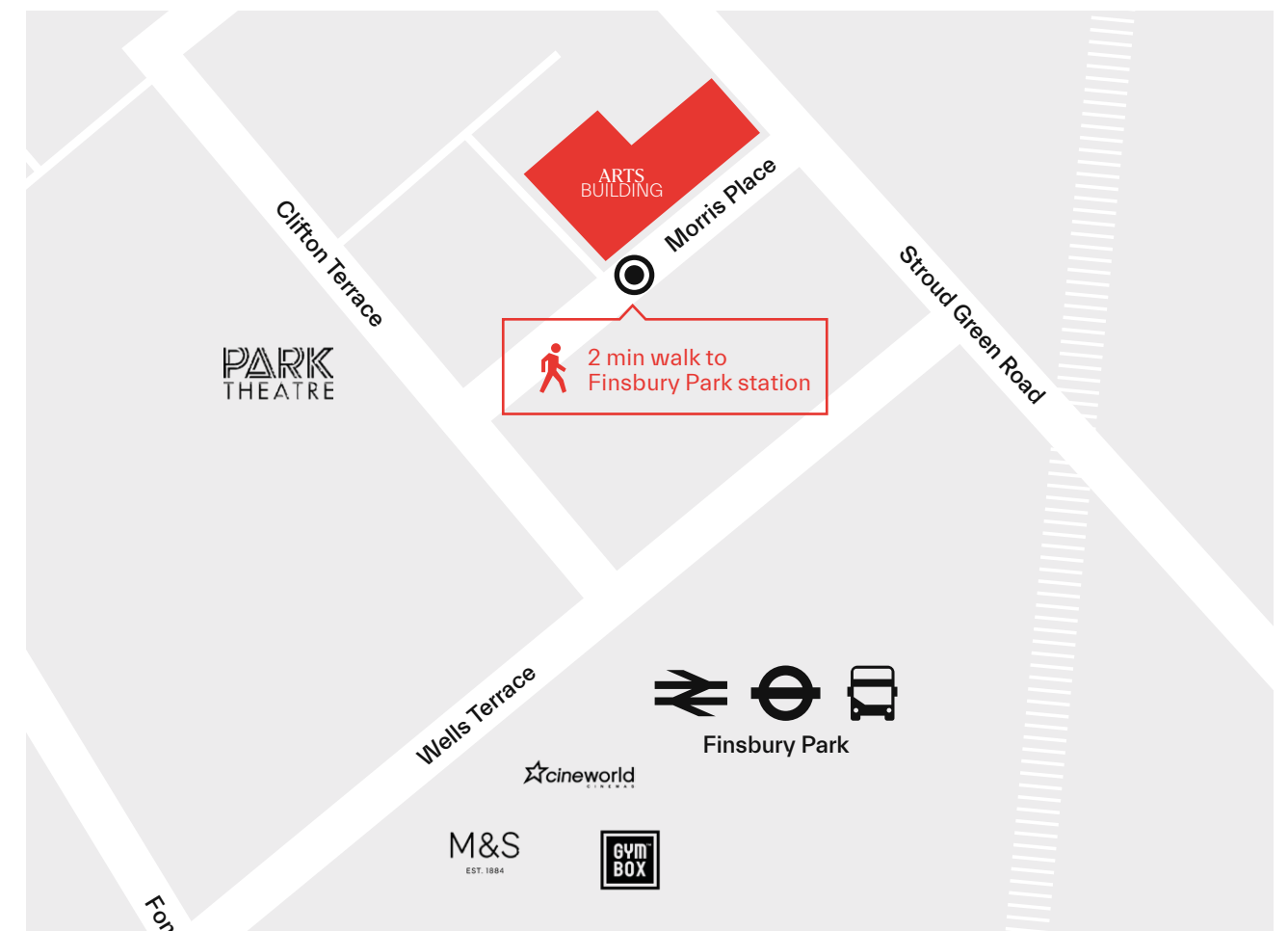
CAMBRIDGE

THAMESLINK

15^{MINS}

MOORGATE

GREAT NORTHERN





Arts Building Community

A diverse and thriving group of leading arts,
creative, tech and innovation businesses



Brooks Murray Architects / Film London /
RFK Architects / Irving & Co. / Preloaded / Push PR /
Schedule 2 / Entura International / Skip Gallery



SPACES SPACES SPACES
ARTS
BUILDING
SPACES SPACES SPACES



FIRST FLOOR

The first floor of Arts Building is a 5,000 sq ft office with floor to ceiling windows, providing an expansive light-filled workspace, containing high specification lighting, with access to communal kitchen and terrace, passenger lift and goods lift.

DESIGN FEATURES

Generous floor to ceiling height

Exposed concrete ceilings

High specification adjustable
lighting system

High quality exposed ceiling
mounted fan coil units

Access to passenger lifts
and goods lift

Accessible toilet

Floor to ceiling windows

Access to communal
kitchen and terrace





FIRST FLOOR
CAT A

AVAILABLE SPACE
Office space: 5,188 sq ft
WCs: 2



OFFICE SPACE

FIRST FLOOR
CAT B OPTION

AVAILABLE SPACE
Office space: 5,188 sq ft
Desks: 48
Meeting Rooms: 2
Break out spaces: 3
WCs: 2

PROPOSED
MEETING
ROOM

OFFICE SPACE

GOODS LIFT

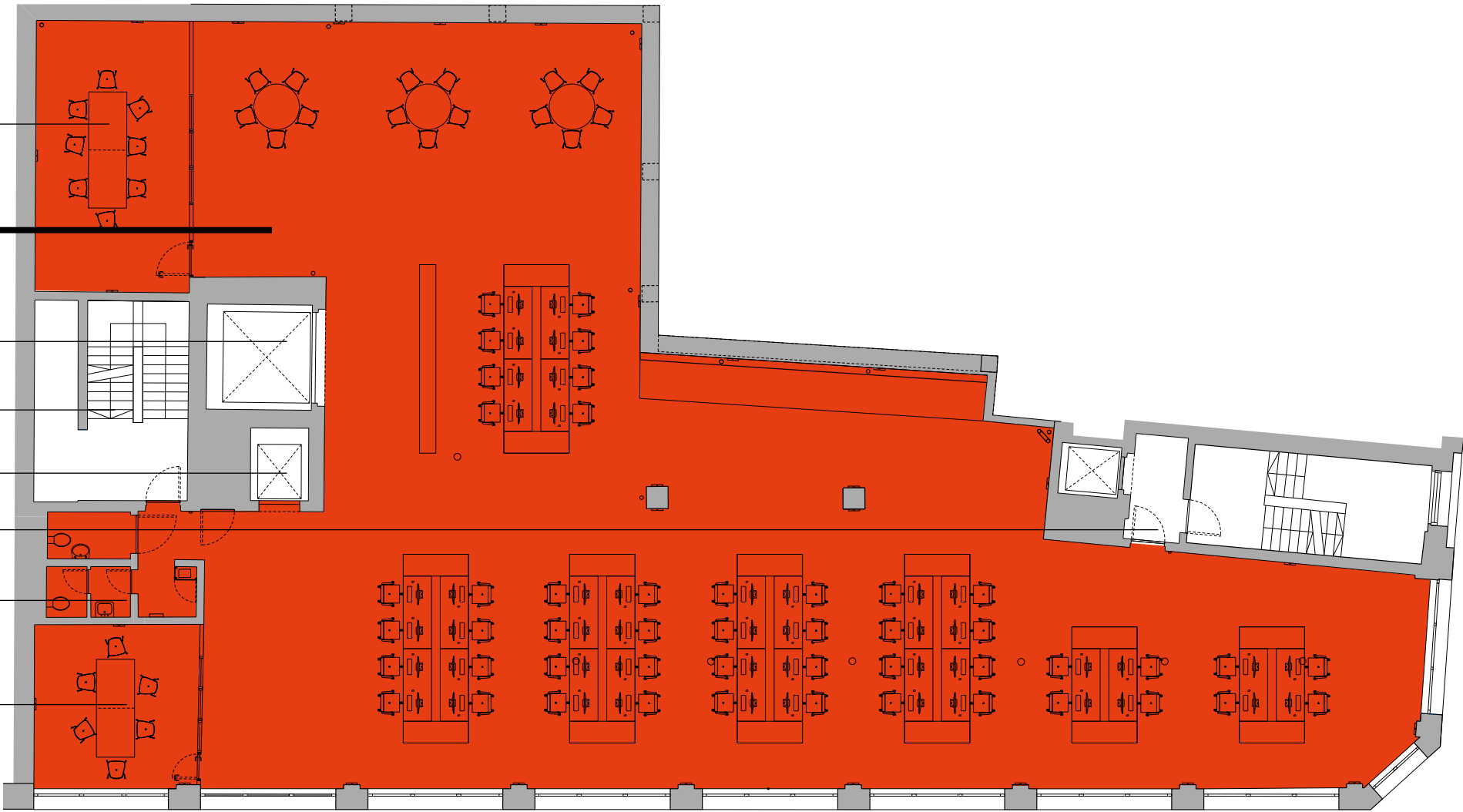
STAIRS

LIFT

FIRE EXIT

PROPOSED
WC

PROPOSED
MEETING
ROOM



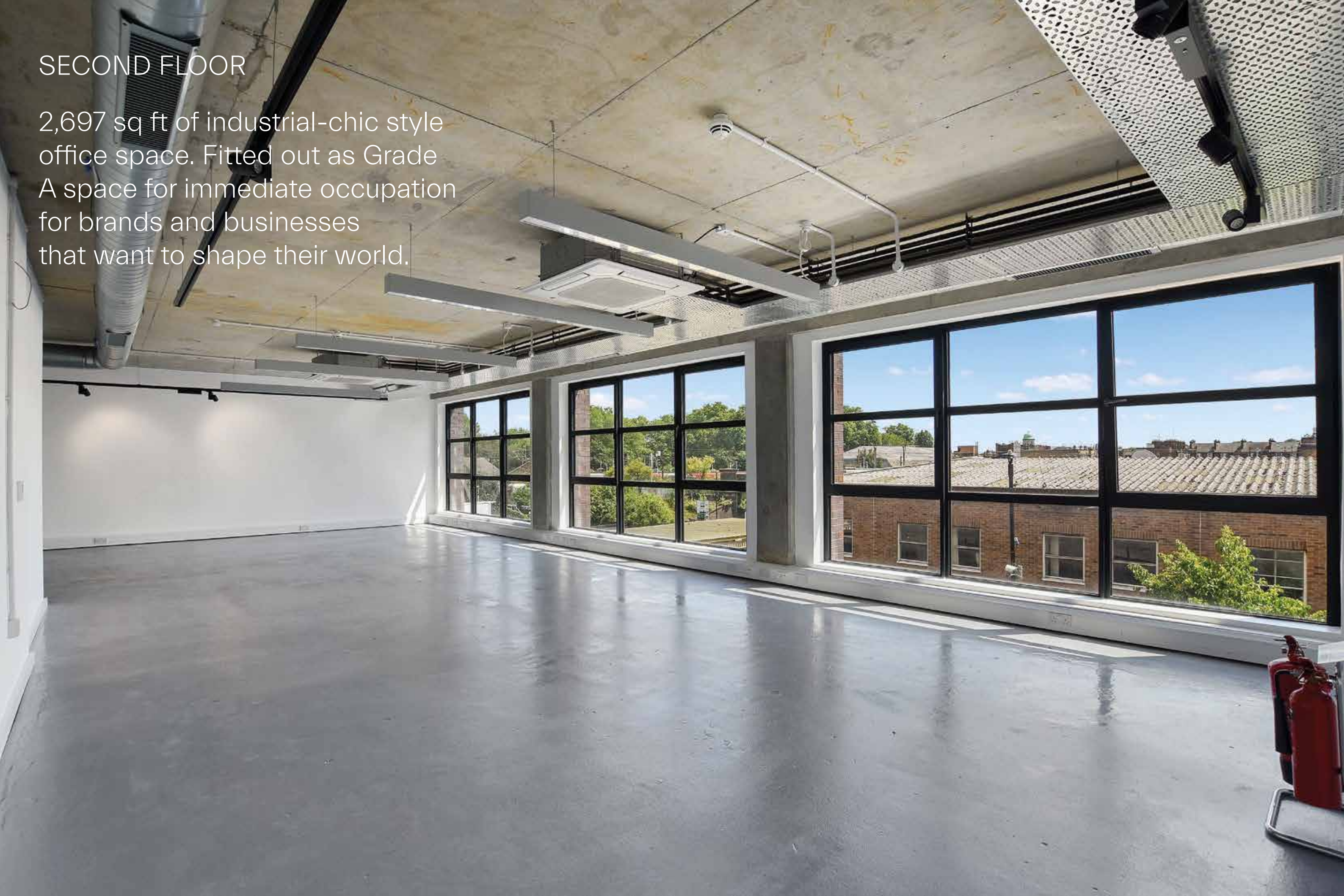
OFFICE SPACE

MORRIS PLACE



SECOND FLOOR

2,697 sq ft of industrial-chic style office space. Fitted out as Grade A space for immediate occupation for brands and businesses that want to shape their world.

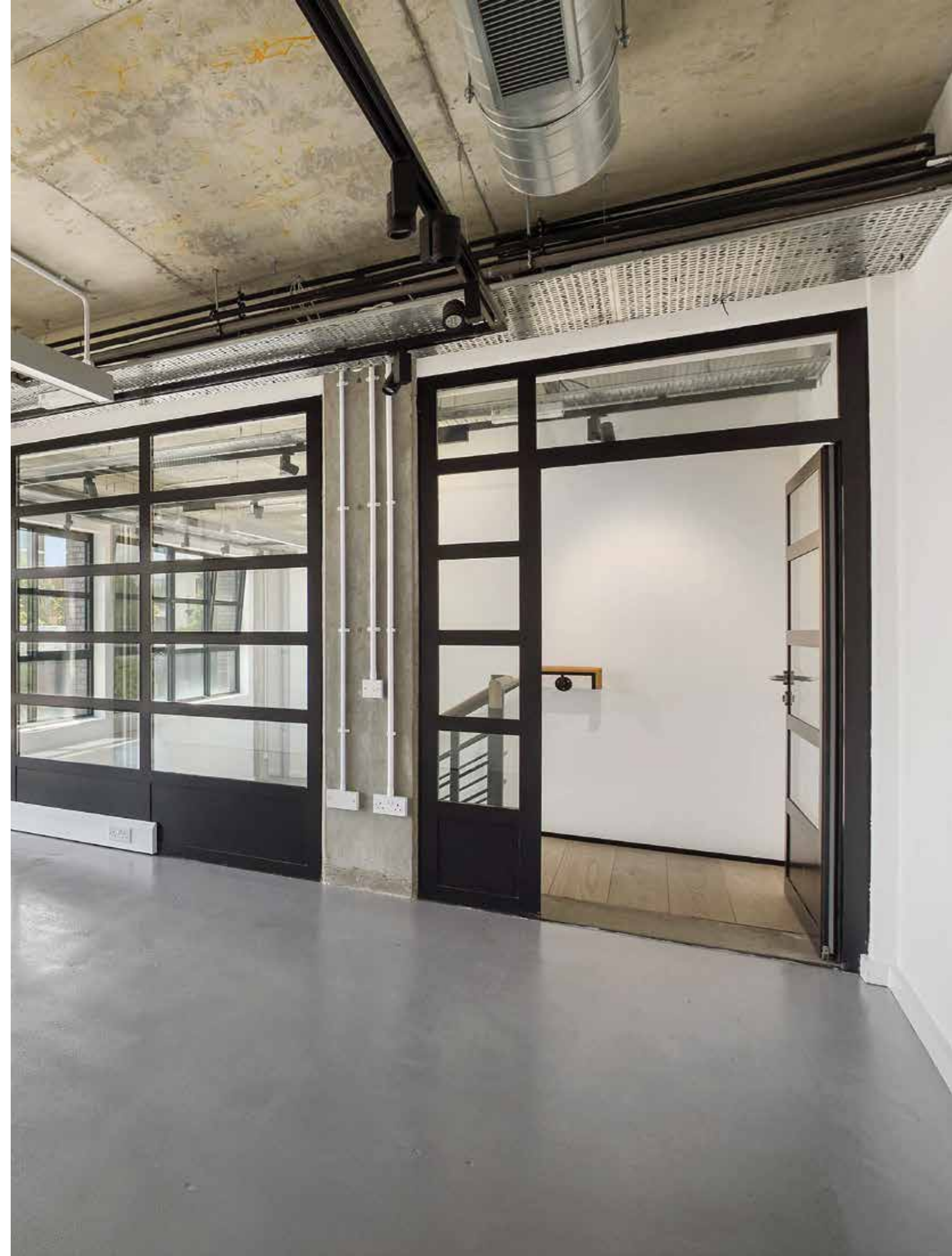


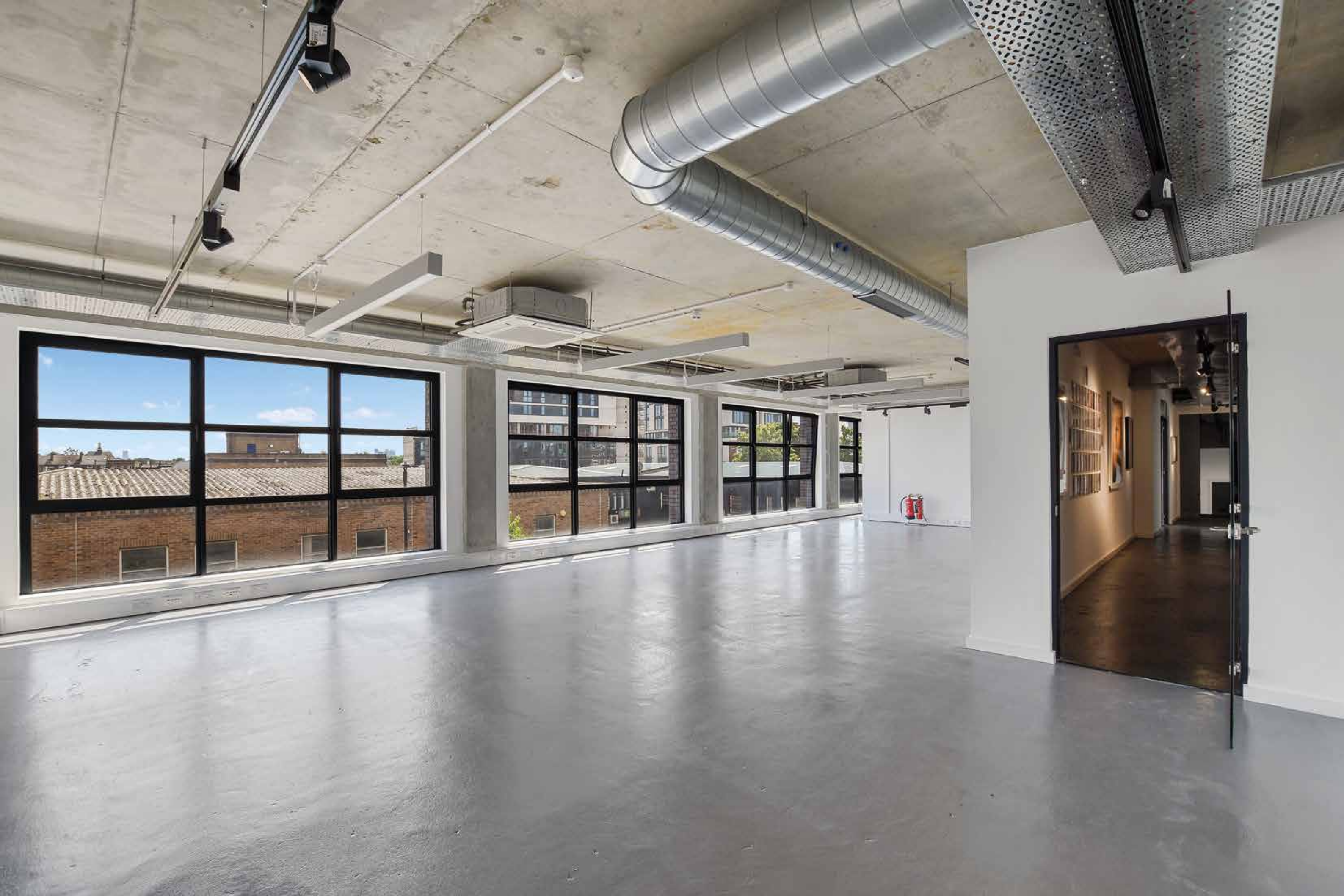
DESIGN FEATURES

- Generous floor to ceiling height
- Exposed concrete ceilings
- High specification adjustable lighting system
- High quality exposed ceiling mounted fan coil units
- Access to passenger lifts and goods lift
- Accessible toilet
- Floor to ceiling windows
- Access to communal kitchen and terrace

AMENITIES

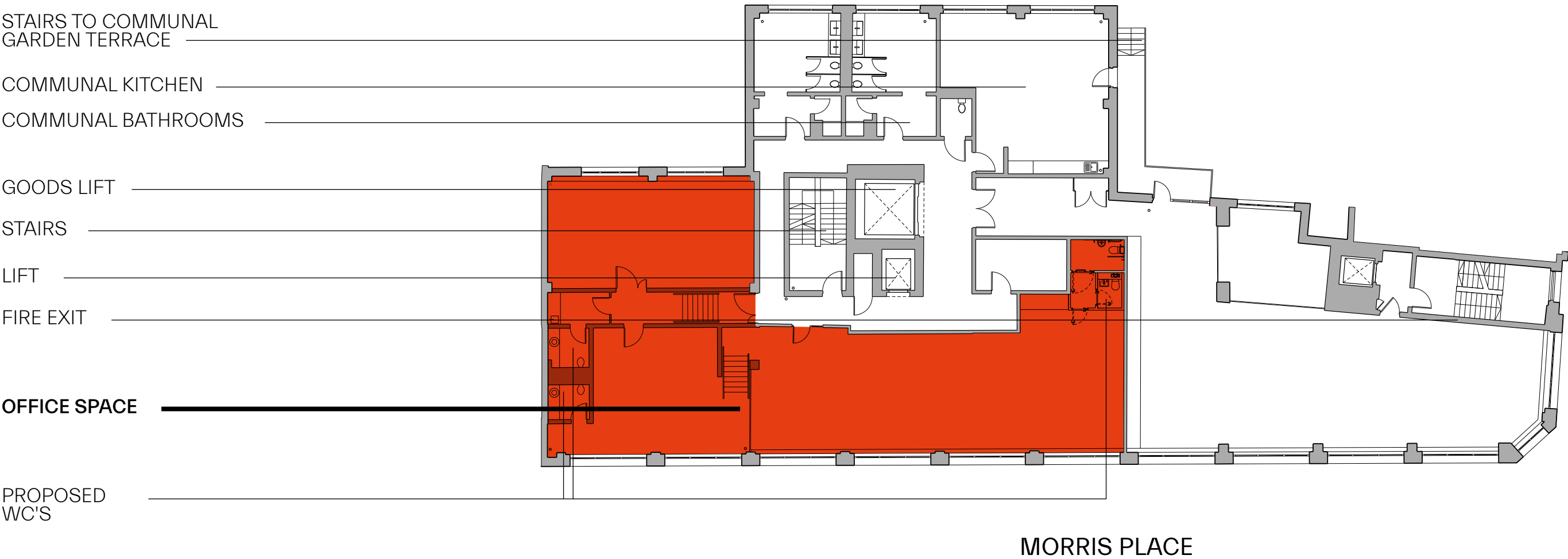
- Exposed AC
- Volume, light + character
- Separate meeting rooms / offices
- Communal terrace on floor
- Communal kitchen on floor
- Architecturally deigned lighting
- Passenger lift
- Commissionaire





SECOND FLOOR
CAT A

AVAILABLE SPACE
Office space: 2,697 sq ft
WCs: 2

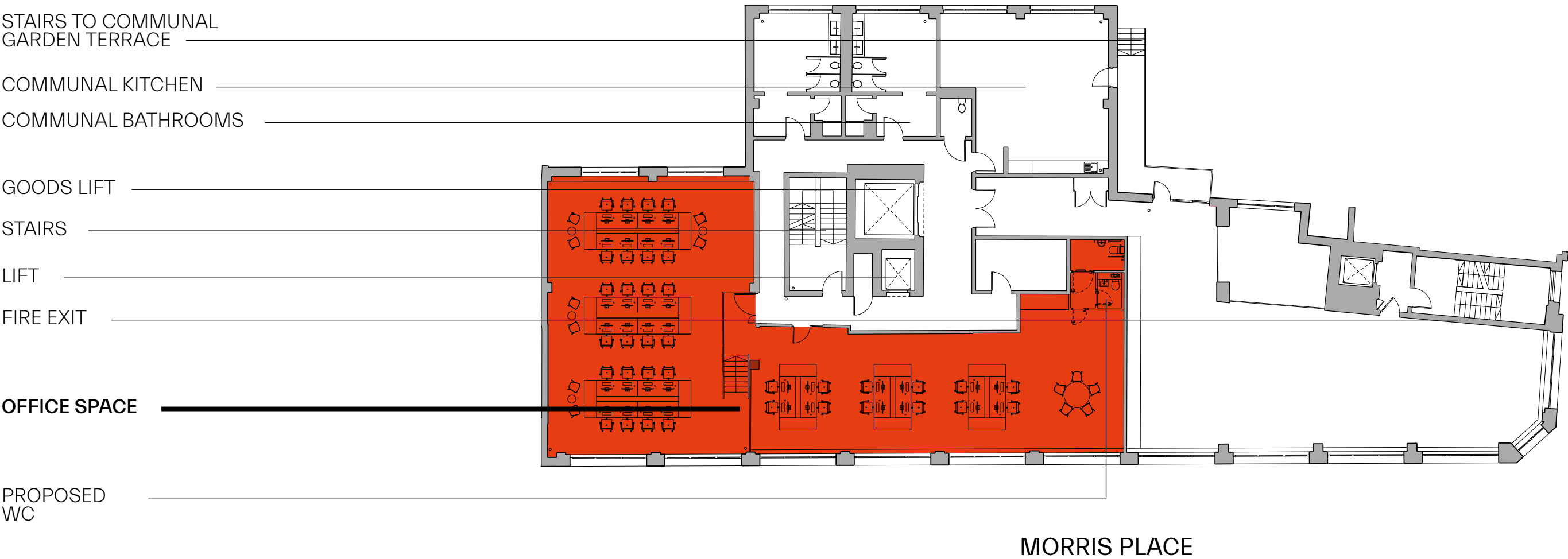


OFFICE SPACE



SECOND FLOOR
CAT B OPTION

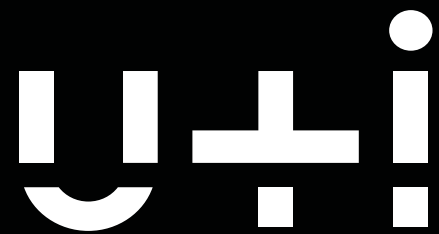
AVAILABLE SPACE
Office space: 2,697 sq ft
Desks: 36
Break out spaces: 1
WCs: 2



OFFICE SPACE



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UANDIPLC.COM
T: 020 7828 4777

FOR MORE INFORMATION

PILCHER●LONDON



JULIAN WOGMAN
PILCHER LONDON

JULIANWOGMAN@PILCHER.LONDON
T: +44 (0) 20 7399 8602
M: +44 (0) 7834 789346

SIMON RINDER
PILCHER LONDON

SIMONRINDER@PILCHER.LONDON
T: +44 (0) 20 7399 8611
M: +44 (0) 7734 488 286

SHAUN SIMONS
COLLIERS CITY FRINGE AGENCY

SHAUN.SIMONS@COLLIERS.COM
T: +44 (0) 20 7871 7422

OLIVER JAY
COLLIERS CITY FRINGE AGENCY

OLIVER.JAY@COLLIERS.COM
T: +44 (0) 20 7871 7427
M: +44 (0) 7903 714187

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