

London N4 – 21 Turle Road, Finsbury Park N4 3LZ  
Second Floor Commercial Premises (Class E) to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



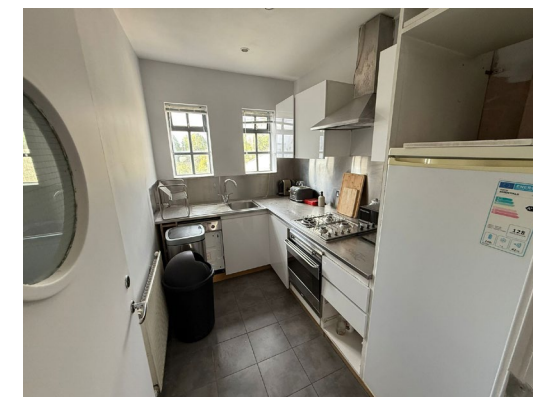
# London N4 – 21 Turle Road, Finsbury Park N4 3LZ

## Second Floor Commercial Premises (Class E) to Rent



### Property Features:

- Comprises self-contained commercial premises at second floor
- Suitable for variety of uses (Class E), including office, medical, educational and more
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Property benefits from central heating, Crittall glazing and high ceilings
- Situated within 10 min walk from Finsbury Park Station (Overground, National Rail and Piccadilly/Victoria Underground lines)
- Occupiers close by include M&S Foodhall, Costa Coffee, Tesco Express, Sainsburys Local, CrossFit Gym and many more.



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### Property Description:

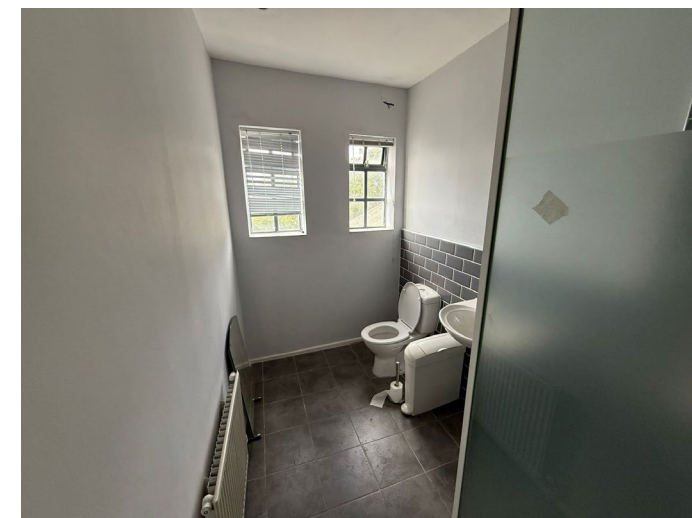
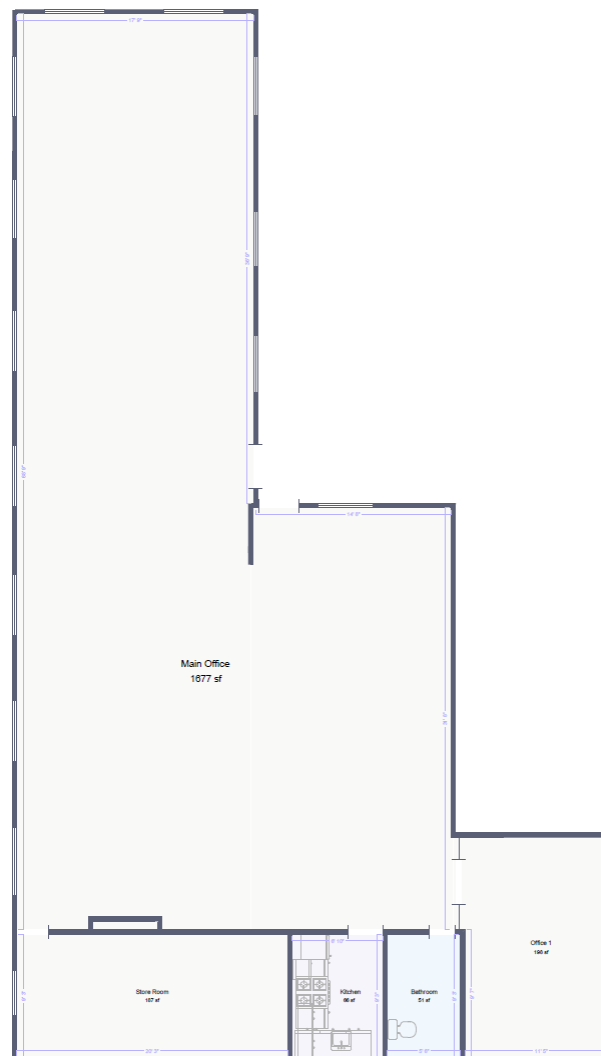
Comprises self-contained second floor office accommodation. The space benefits from generous floor to ceiling height providing great natural daylight, Crittall style glazing and central heating throughout, providing the following accommodation and dimensions:

Second Floor:

Open plan office, storage, staff kitchen, wc

Total NIA: 200 sq m (2,161 sq ft)

Total GIA: 215 sq m (2,314 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,101.28 per week (PCM: £4,772.21)

Deposit: £14,316.63 - £28,663.26 (3-6 Months)

### Rateable Value:

Rateable Value - TBC.

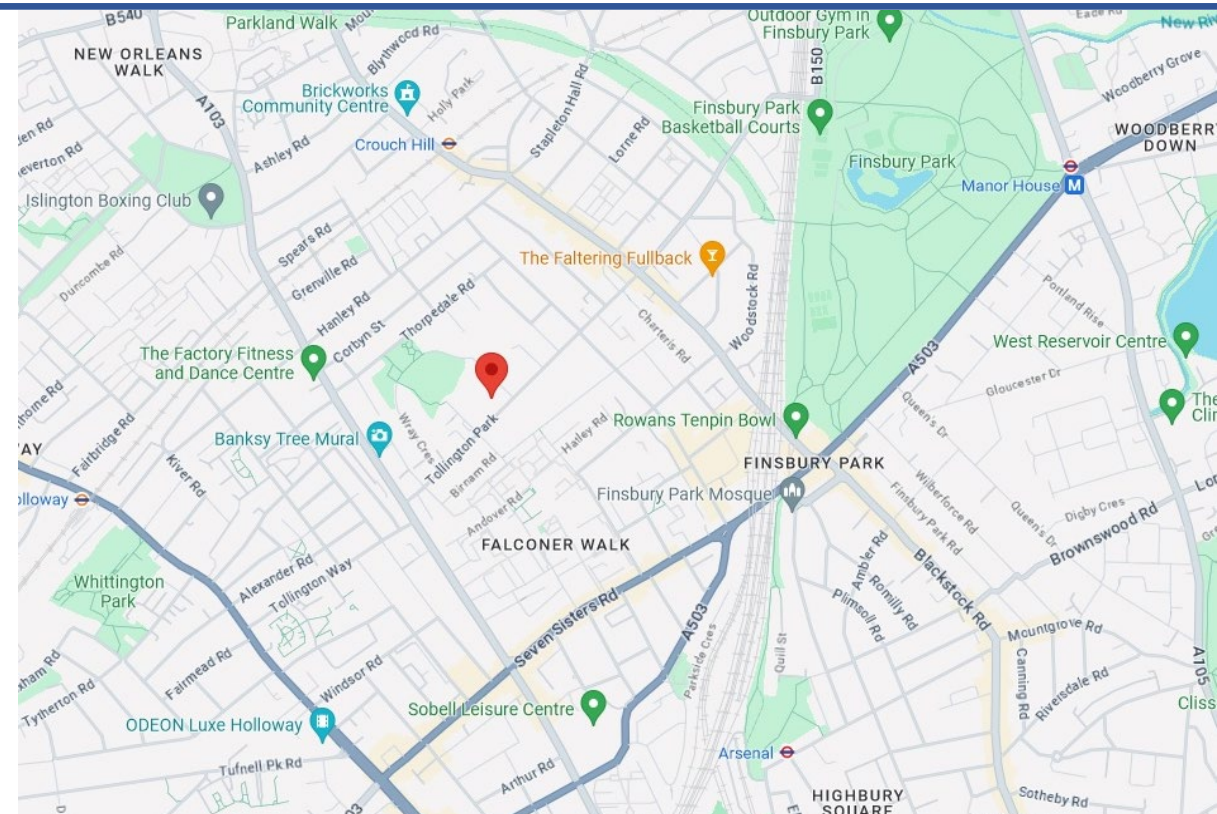
Rates Payable – TBC.

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.

### Location:

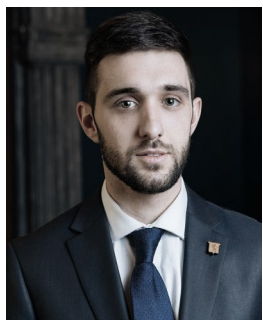
The property is situated within 10 min walk from Finsbury Park Station (Overground, National Rail and Piccadilly/Victoria Underground lines), offering direct access to London's West End, The City, King's Cross, Farringdon, London Bridge, most of London's major rail hubs and many commuter towns such as Peterborough and Cambridge. Occupiers close by include M&S Foodhall, Costa Coffee, Tesco Express, Sainsbury's Local, CrossFit Gym and many more.



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## Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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