

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



BLUE ALPINE

PROPERTY CONSULTANTS



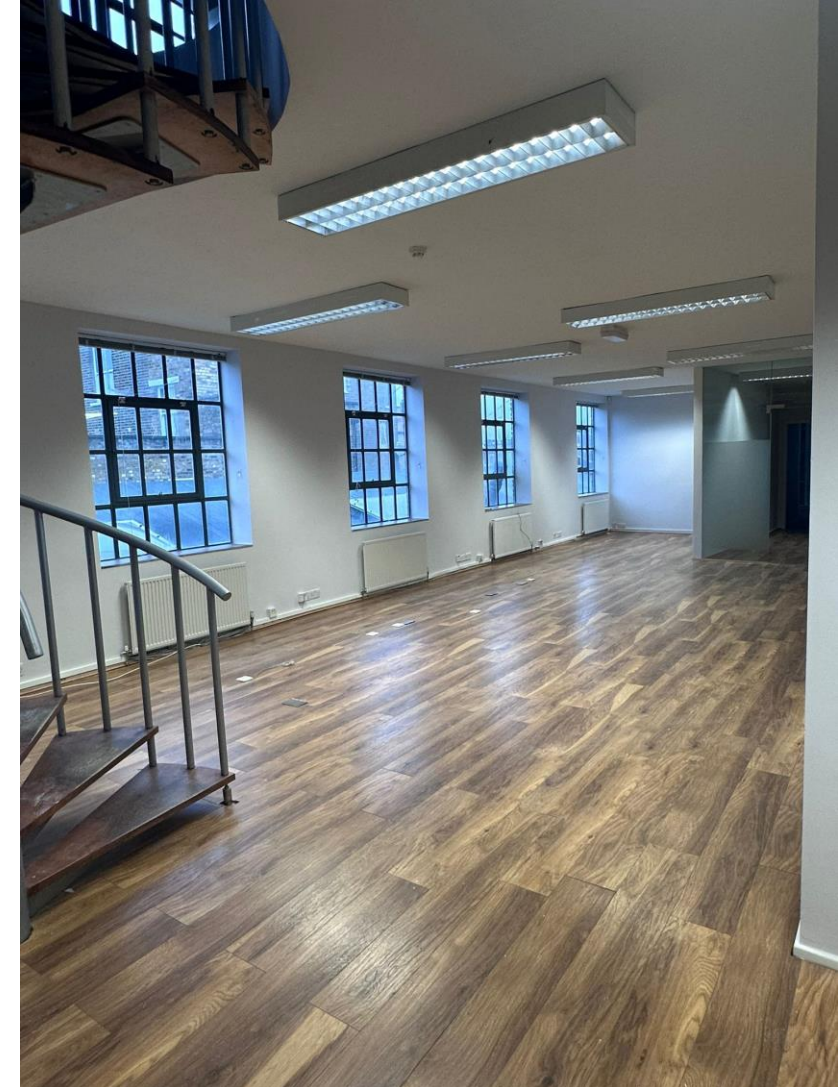
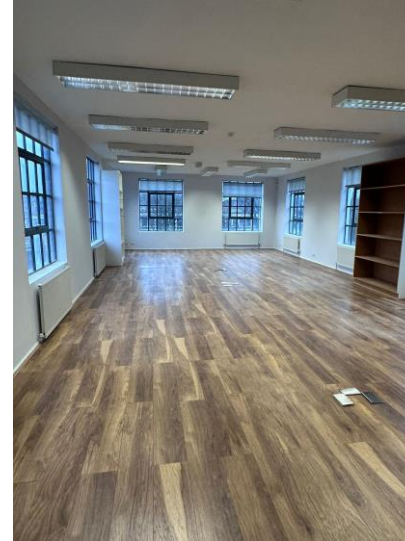
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Property Features:

- Comprises self-contained commercial premises at first and second floor
- Suitable for variety of uses (Class E), including office, medical, educational and more
- Total area size: 441 sq m (4,744 sq ft)
- 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 office accommodation arranged over first and second floor, interconnected via characterful spiral staircase. Each floor benefits from great floor to ceiling height providing good amount of natural daylight, crittall style glazing and central heating throughout, providing the following accommodation and dimensions:

First Floor: 233 sq m (2,506 sq ft)

Open plan office, staff kitchen, wc

Second Floor: 208 sq m (2,238 sq ft)

Open plan office

Total area size: 441 sq m (4,744 sq ft)



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Terms:

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

Rent: £1,642.17 per week (PCM: £7,116.08)

Deposit: £21,350 - £42,700 (3-6 Months)

Rateable Value:

Rateable Value - £90,000 p.a.

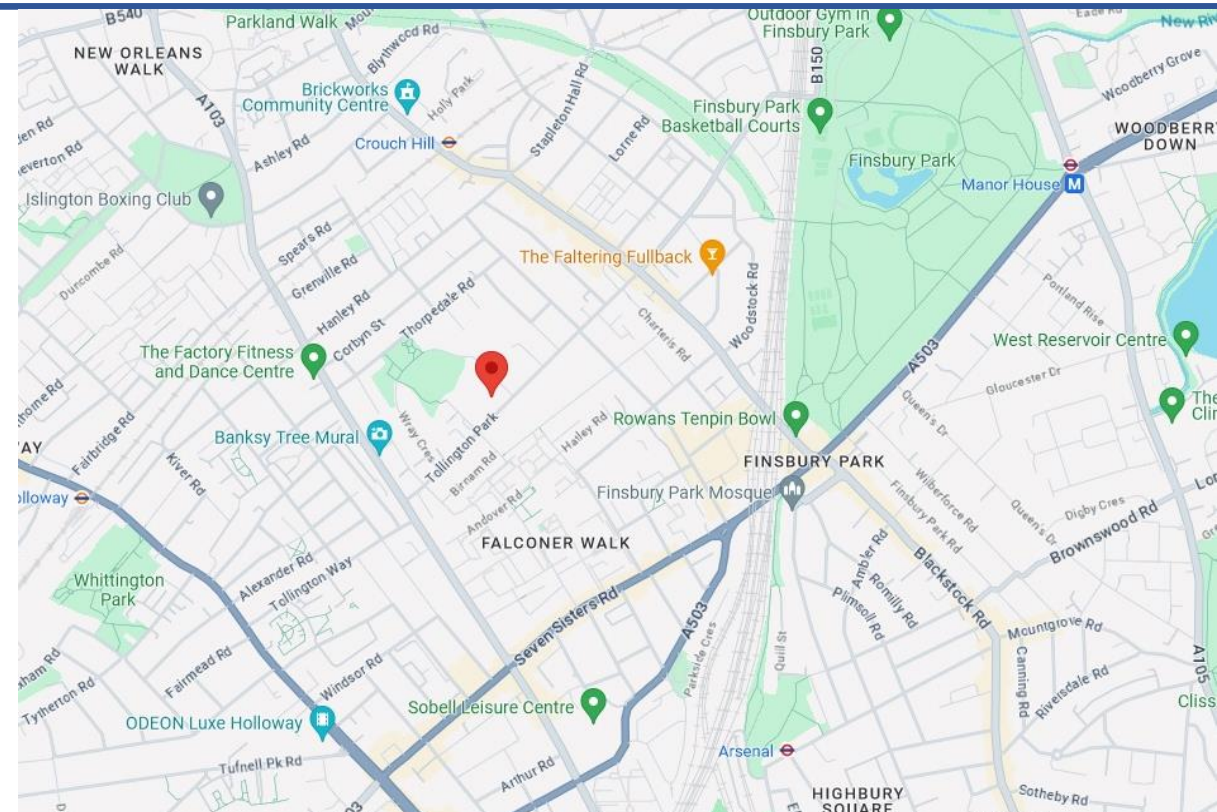
Rates Payable - £46,000 p.a.

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.

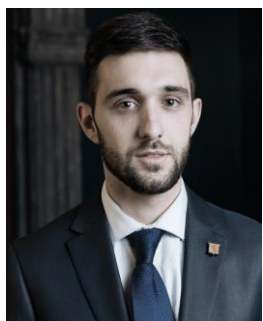


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Contacts:

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



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