

# Compton

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**Finsbury Park**  
The Arts Building  
Morris Place  
N4 3JG

---

Unique industrial style office space  
available for rent, located moments  
away from Finsbury Park Station

---

**For Rent**  
2,222 to 14,134 ft<sup>2</sup>

020 7101 2020  
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## Location

The thriving North London Borough of Islington extends from Farringdon, the UK's Creative and Tech Hub in the south, up to Highgate in the north, incorporating the ever expanding office district of Kings Cross. It is an established borough that is home to prosperous residential and commercial centres with a diverse population of 236,000 people.

The building is situated opposite the Finsbury Park bus, underground and rail interchange. It is a 200 metre walk to the new Finsbury Park underground and National Rail station entrance accessed via the impressive City North development.

Finsbury Park offers 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.

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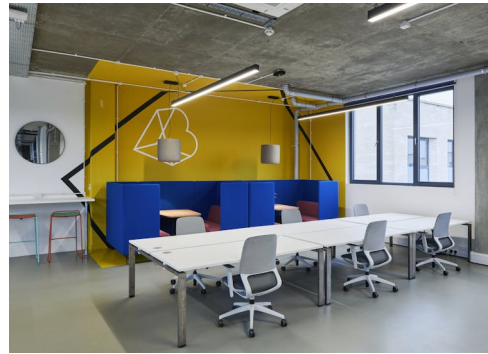
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## Amenities

- 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 facilities
- Communal kitchen & terrace

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## Description

Occupying a prominent position on the corner of Morris Place and Stroud Green Road, the building comprises of 43,695 sq ft (4,059.4 sq m) of office and ground floor retail accommodation. Developed in 2014 and designed by the award winning practice DGA Architects, The Arts Building provides 27,418 sq ft (2,553 sq m) of office accommodation arranged over the first to fifth floor.

The Arts Building benefits from flexible floor plates ranging from 1,555 - 4,782 sq ft. Such flexibility sets the building apart, providing highly versatile office space able to meet the diverse occupier requirements.

The office floors benefit from floor to ceiling windows allowing for an abundance of natural light to freely flow throughout the building. The Arts Building meets the needs of the modern workplace. Located on the second floor is a large communal kitchen with access to a large terrace overlooking a well maintained courtyard.

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## Content

Watch the film



Watch the film



Watch the film



Watch the film



Watch the film



Watch the film



View on Website



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## Terms

New full repairing and insuring lease(s) available for a term by arrangement direct from the landlord.

## Developer

Oval Real Estate

## Local Authority

The London Borough of Islington



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## Floor Areas & Outgoings

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The accommodation comprises of the following

| Name   | sq ft  | Rent          | Rates Payable | Service charge | Total month | Total year    | Availability |
|--|--------|---------------|---------------|----------------|-------------|---------------|--------------|
| 5th - has its own private terrace of nearly 2,000 sq.ft. | 4,737  | £47.50 /sq ft | £15 /sq ft    | £15.69 /sq ft  | £30,865.50  | £370,386.03   | Available    |
| 4th  | 2,393  | £35 /sq ft    | £15 /sq ft    | £15.69 /sq ft  | £13,099.68  | £157,196.17   | Available    |
| 2nd  | 2,222  | £35 /sq ft    | £15 /sq ft    | £15.69 /sq ft  | £12,163.60  | £145,963.18   | Available    |
| 1st  | 4,782  | £45 /sq ft    | £15 /sq ft    | £15.69 /sq ft  | £30,162.47  | £361,949.58   | Available    |
| Total  | 14,134 |               |               |                | £86,291.25  | £1,035,494.96 |              |

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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