



# The Joinery, 34 Drayton Park, Highbury East, London, N5 1PB



**TO LET**

Office

3,584 to 14,444 sq ft / 333 to 1,341.9 sq m

£35 - £39.50 per sq ft



# Unique Warehouse Style Premises In One Of London's Trendiest Neighbourhoods



- Newly converted warehouse
- BREEAM excellent
- Open plan space
- Fantastic transport links
- Excellent natural light
- CAT A or fully fitted
- Shower facilities
- Air conditioning
- Bike racks



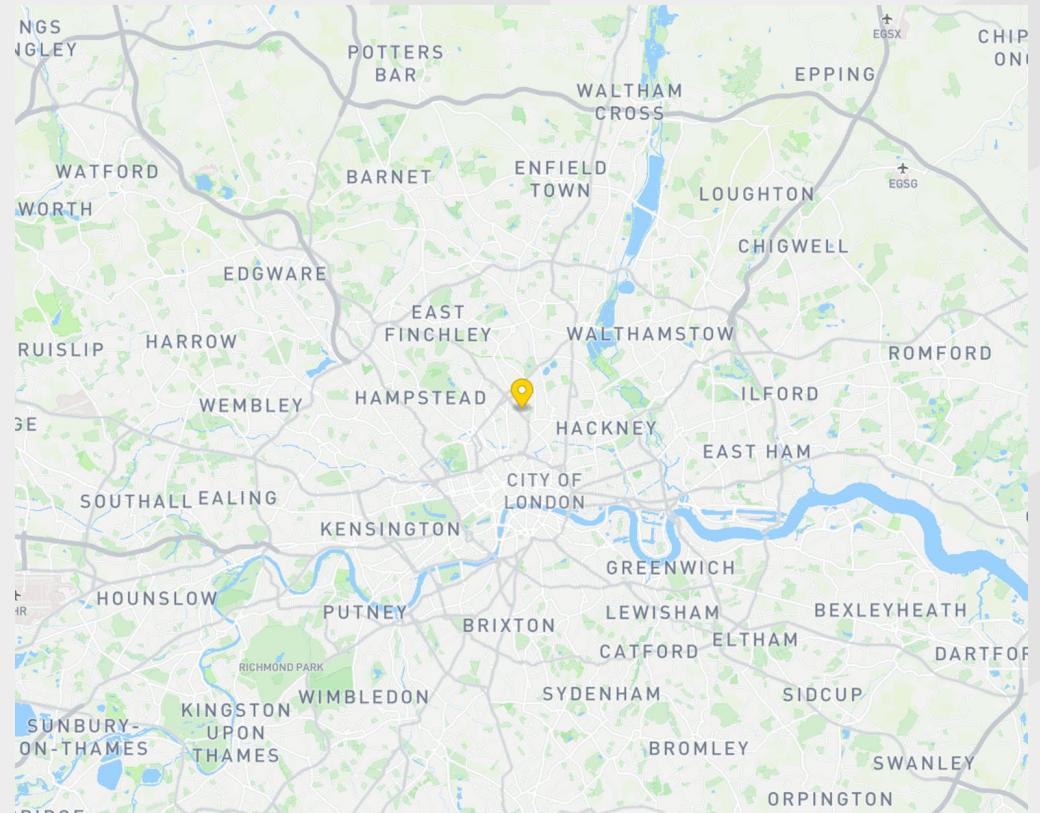


## Description

The Joinery offers new design-led workspace arranged over four upper floors. The interior provides a stunning working environment with industrial features and excellent natural light.

## Location

Drayton Park Overground, Holloway Road Underground, and Highbury & Islington Overground and Underground Stations are all within a 10-minute walk, as well as Kings Cross & St Pancras Station being within a short distance. The property is surrounded by a variety of leisure and retail occupiers, such as Highbury Arts Club, Pret A Manger, Wagon Cafe, Balfour Beatty etc.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	3,638	338	£35	£9.50	£4.50	Available
2nd	3,638	338	£35	£9.50	£4.50	Available
3rd	3,584	333	£35	£9.50	£4.50	Available
4th	3,584	333	£35	£9.50	£4.50	Available
Unit - Total	14,444	1,341.9	£35	£9.50	£4.50	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### Further Information

[View on Website](#)

[Floor Plans](#)

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