

BELCOR



STRETTONS
EST 1931

THE JOINERY

DRAYTON PARK, Highbury East, N5

14,500 SQ FT OF NEW WAREHOUSE
STYLE OFFICES OF RENT

34 DRAYTON PARK HIGHBURY EAST LONDON N5 1PB



Following the lettings of the ground floor to Client Earth and the renowned eatery Westerns Laundry. The Joinery offers 14,500 sq ft of new design-led workspace arranged over four upper floors.

The interior provides a stunning working environment with industrial features and excellent natural light. The property is a short distance from Kings Cross, St Pancras and the heart of London.

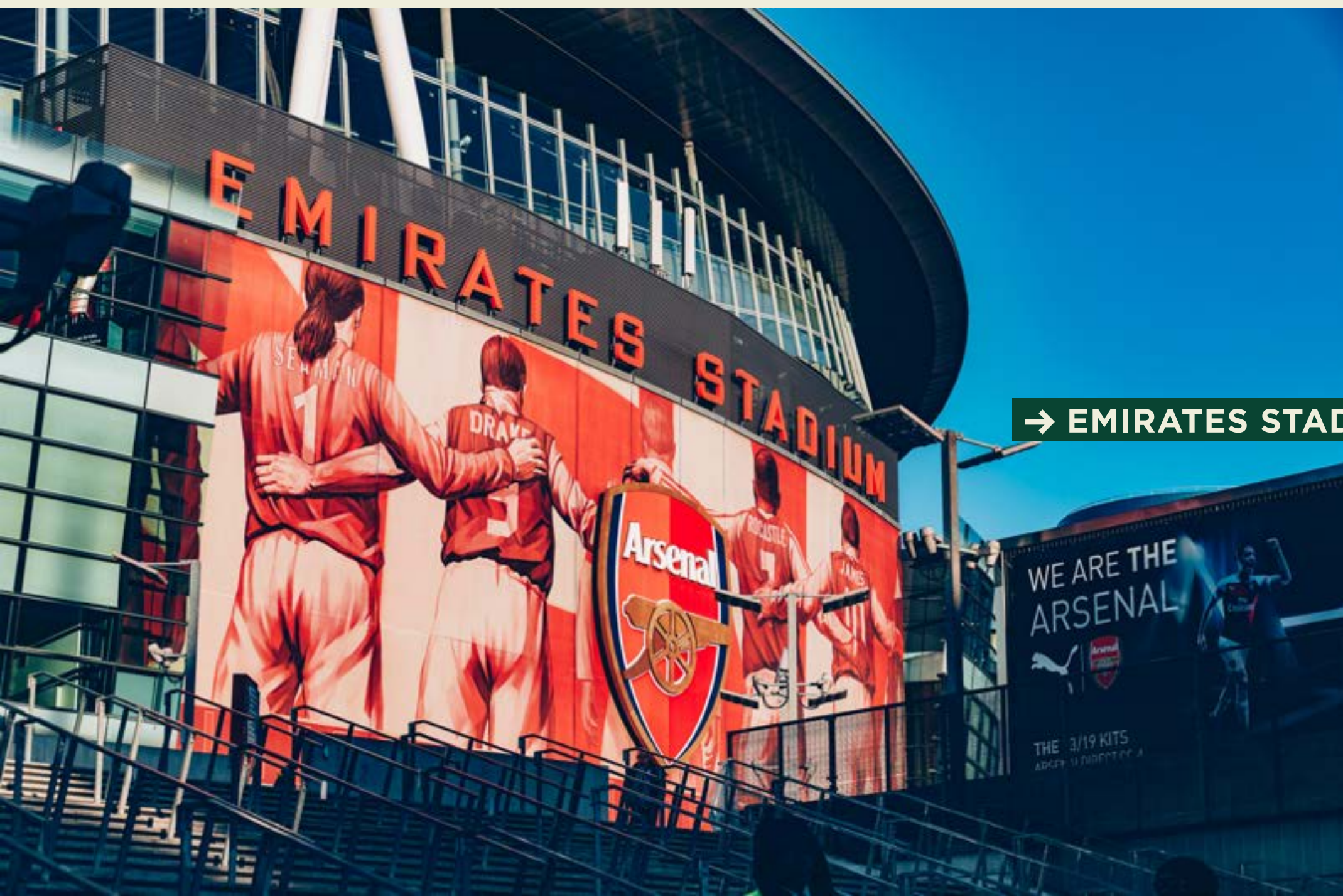
→ TRENDY BARS AND RESTAURANTS NEARBY



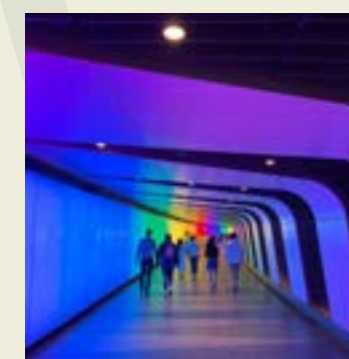
→ CLOSE TO HOLLOWAY ROAD AND BENWELL RD JUNCTION



THE JOINERY | 34 DRAYTON PARK | 03



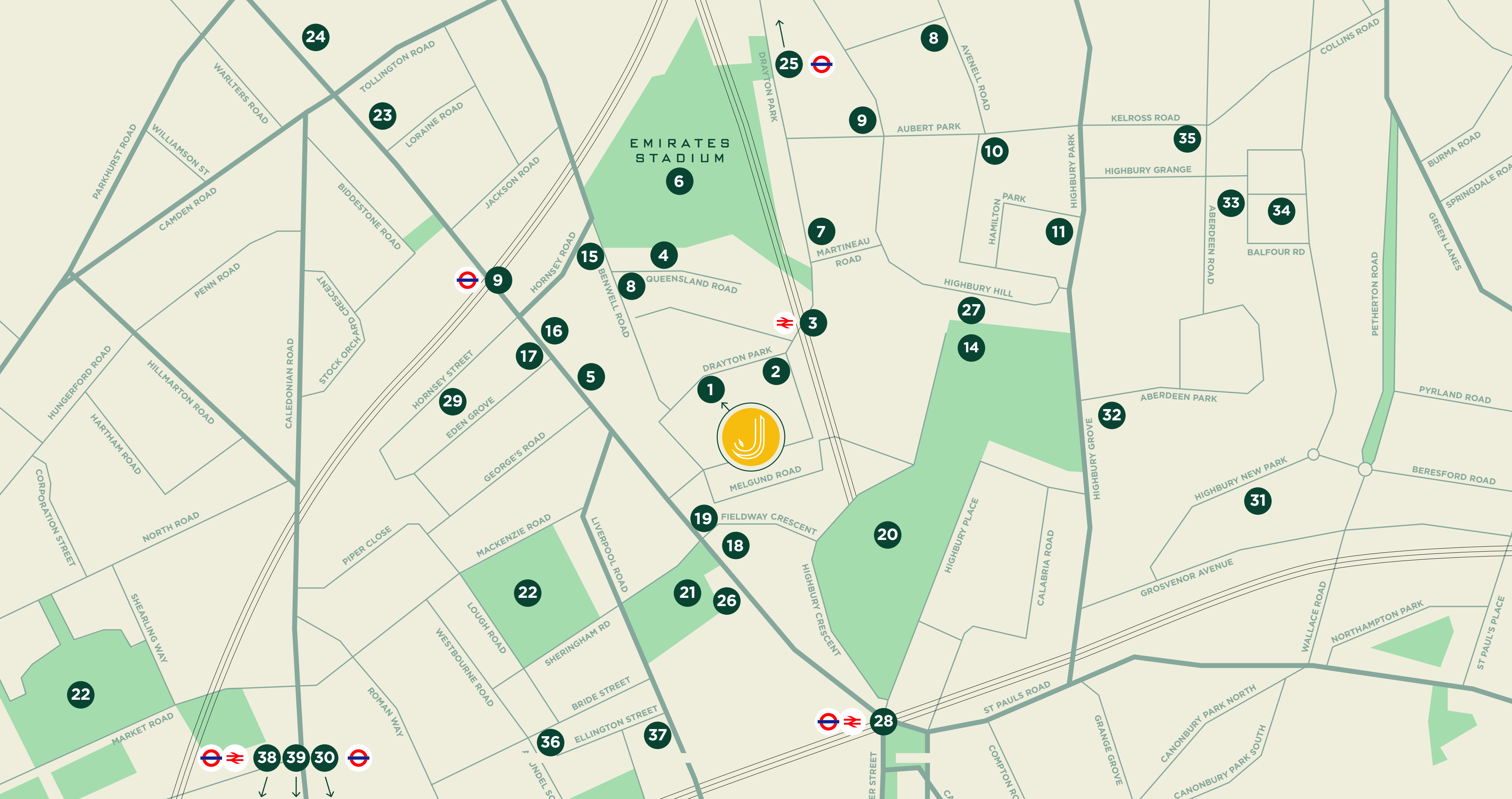
→ EMIRATES STADIUM



→ TWO STOPS TO KINGS CROSS ST PANCRAS INTERNATIONAL STATION

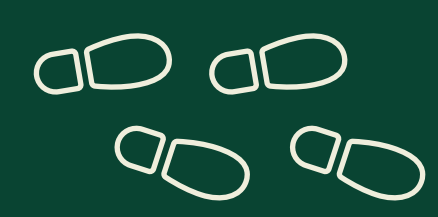


With international and domestic train stations just a few minutes away, and some of London's coolest bars and restaurants on your doorstep, The Joinery, within the Highbury East area of Islington, offers top quality work-space in one of London's trendiest neighbourhoods.



- 1 THE JOINERY, N5 1PB
- 2 Drayton Park Primary School
- 3 Drayton Park Station
- 4 Beiwei 55
- 5 London Metropolitan University
- 6 Emirates Stadium
- 7 Wagon cafe
- 8 Co-op Food
- 9 Holloway Road Station
- 10 Southstand Apartments - Highbury Square
- 11 Source London Charging Station
- 12 Highbury Arts Club
- 13 Highness Cafe & Tea Room
- 14 Highbury Fields Tennis Courts
- 15 Xi'an Impression London
- 16 Costa Coffee
- 17 Pret A Manger
- 18 The Lamb
- 19 Central Library
- 20 Highbury Fields
- 21 St Mary Magdalene Church
- 22 Paradise Park
- 23 The Coronet
- 24 Morrisons
- 25 Arsenal Station
- 26 Vagabond N7
- 27 Highbury Fields School
- 28 Highbury & Islington Station
- 29 The Yoga Quarter
- 30 Kings Cross St Pancras International Station
- 31 Gymboree Islington
- 32 Workspace, Screenwork's
- 33 Balfour Bakery
- 34 The Garden House
- 35 The London Jam Factory
- 36 Memaab
- 37 The Duchess of Kent
- 38 Caledonian Road Station
- 39 TileYard Studios
- 40 Caledonian Park

**WALKING
TIMES FROM
THE JOINERY
(MINUTES)**



Drayton Park
Overground
Station



Holloway Road
Underground
Station



Highbury and Islington
Overground and
Underground Station



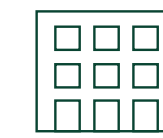
Kings Cross
& St Pancras
International Station



**EXCELLENT
LOCAL
LINKS**



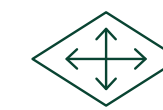
UNIQUE WAREHOUSE STYLE PREMISES



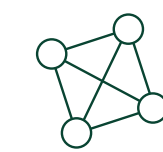
Newly converted warehouse



BREEAM Excellent



Open plan space



Fantastic transport links



Excellent natural light



Various local amenities



CAT A or Fully Fitted



Shower facilities



Air conditioning

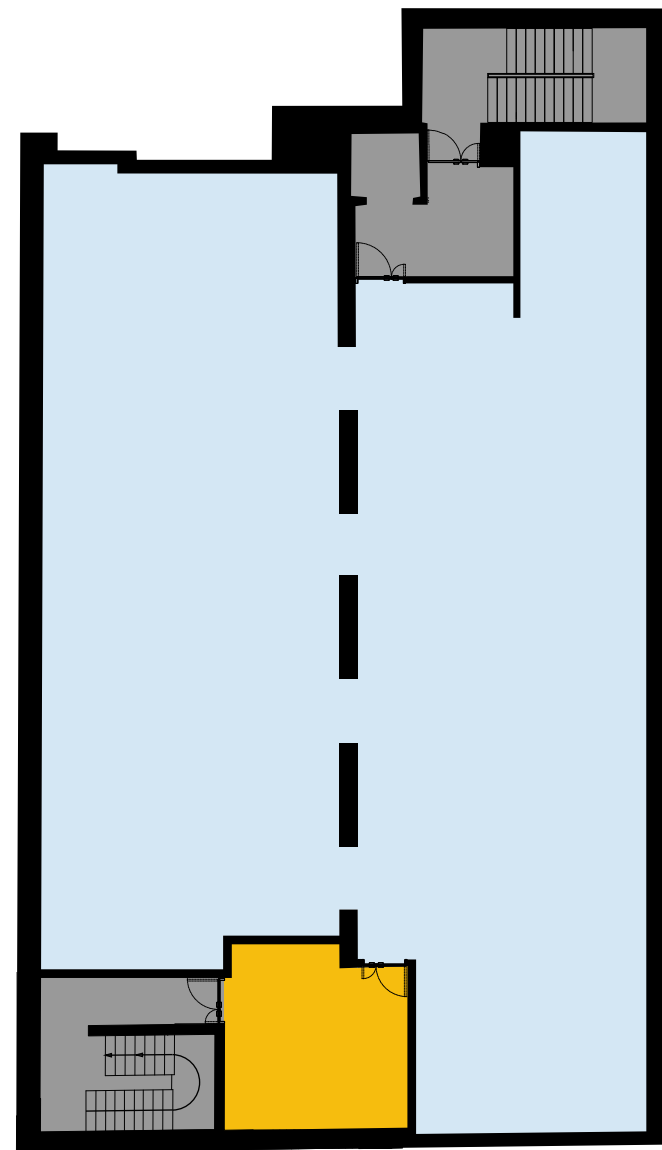


Bike racks

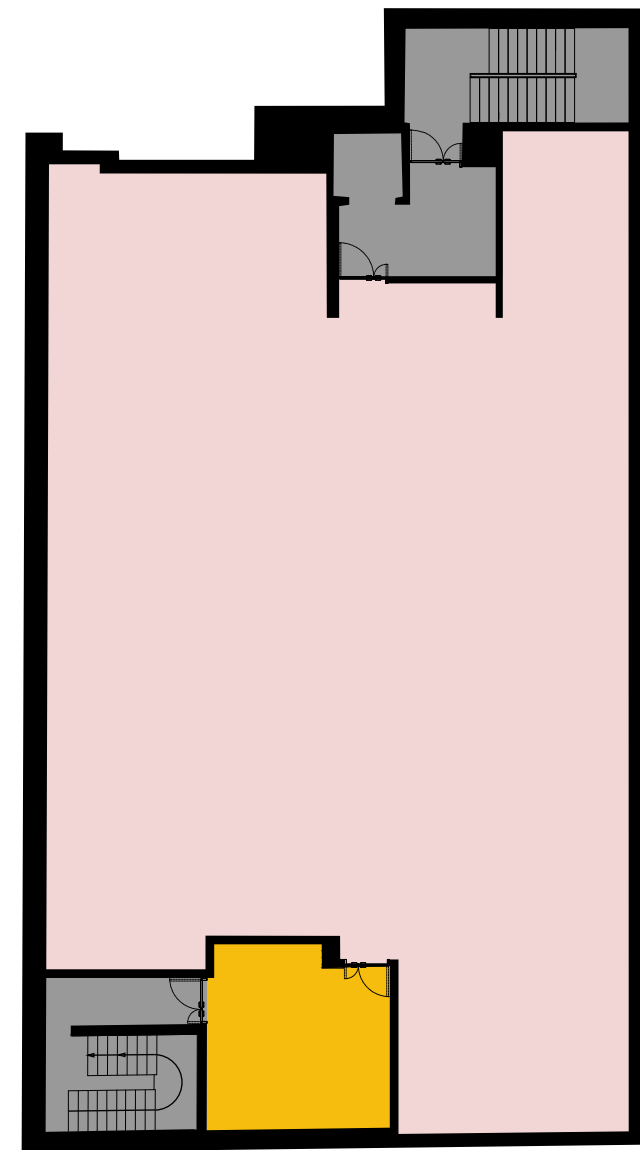
LIGHT-FILLED SPACES DESIGNED FOR FLEXIBILITY AND PRODUCTIVITY

CAT A Floor Plans

Floors 1 - 2:

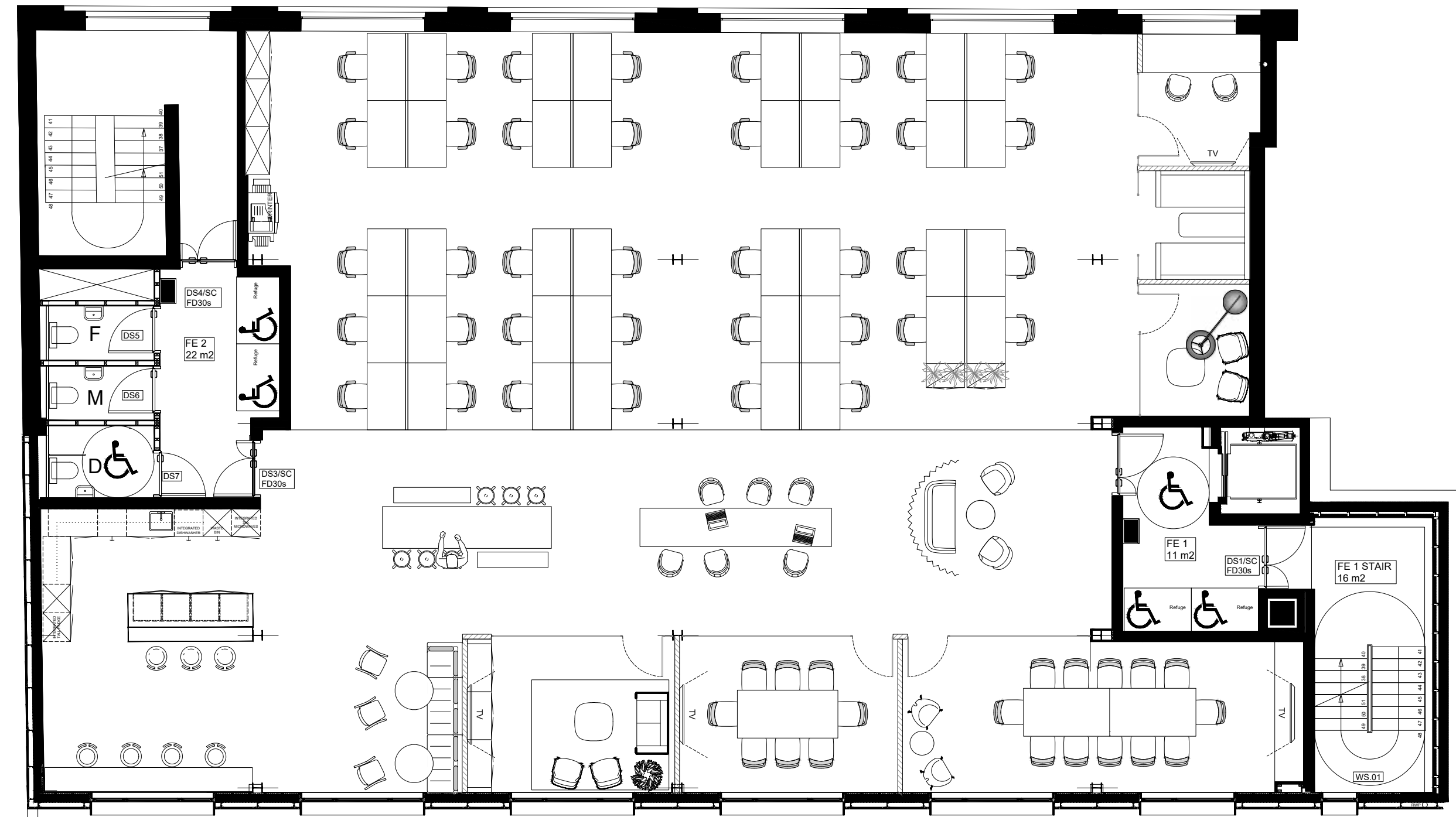


Floors 3 - 4:



Plans for indicative purposes only. Not to scale.

CAT A+ Floor Plan (typical floor plate)



Floor/Unit:	SQ FT* (NIA)	SQ M* (NIA)
→ RESTAURANT GF (LET)	2,045	190
→ OFFICE GF (LET)	9,909	920
→ FLOOR 1	3,638	338
→ FLOOR 2	3,638	338
→ FLOOR 3	3,584	333
→ FLOOR 4	3,584	333
→ TOTAL	26,398	2,452

All measurements are approximate

LIGHT-FILLED SPACE

THE JOINERY

ADDRESS

34 Drayton Park
Highbury East
London
N5 1PB

VIEWINGS

Strictly by appointment only
with BELCOR or STRETTONS

020 7375 3444

Joe Meisel MRICS
jm@belcor.london

James Doffman
jd@belcor.london

020 4584 0350

Jonathan Cuthbert
jon.cuthbert@strettons.co.uk

Tom Schwier
tom.schwier@strettons.co.uk

LEASE

New lease available
by arrangement to be
contracted outside the
provisions of the Landlord
and Tenant Act 1954

RENT

→ CAT A: From £35.00 psf
→ CAT A+: From £39.50 psf

SERVICE CHARGE

→ TBC

VAT

→ VAT is applicable

RATES

→ The premises has
not yet been re-rated
→ The estimated
business rates payable
on the property is
c£9.50 psf
→ Interested parties are
advised to seek further
information from
the local authority

LEGAL COSTS

→ Each party to bear
their own legal costs

BELCOR

 **STRETTONS**
EST 1931



SUBJECT TO CONTRACT MISREPRESENTATION ACT

These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.