

# London Fashion Centre, 89-93 Fonthill Road, Finsbury Park, London, N4 3JH



## TO LET

Office

544 to 1,270 sq ft / 50.5 to 118 sq m

£25 per sq ft

# Prominent Finsbury Park fitted offices within a mixed use building



- Good natural light
- Air conditioning
- Intercom and security alarm
- Fully DDA compliant
- Prominent location
- Passenger lift
- Demised kitchenettes
- Parking space included

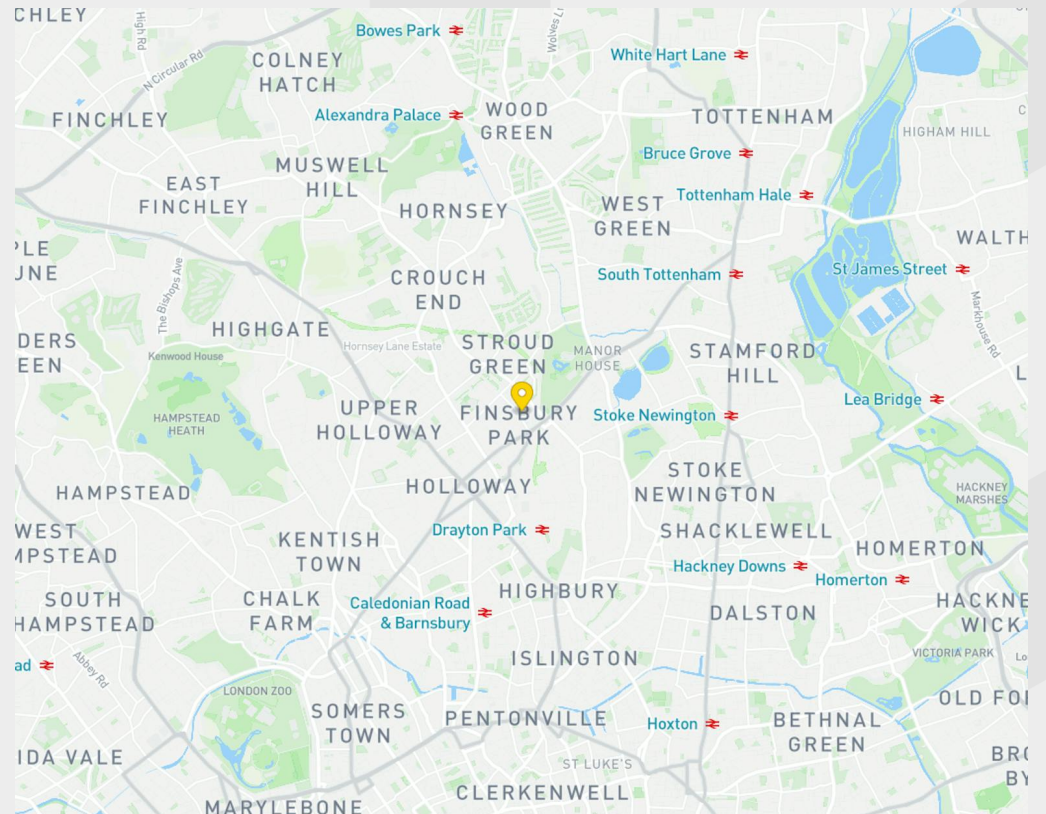


## Description

Two fully fitted offices within a multi-tenant mixed-use building. This offices would suit a wide range of occupiers including charities, professional services and creative industries.

## Location

Located on the east side of Fonthill Road, a short distance from the junction with Wells Terrace, and within view of the junction with Seven Sisters Road (A503). Finsbury Park station (Piccadilly and Victoria lines, Overground and Mainline services) is a few minutes walk to the southeast, while there are numerous bus routes serving the vicinity. Travel time to Oxford Circus 9 minutes and Kings Cross 4 minutes. There are a number of established operators in the immediate vicinity, including The Park Theatre, Subway and Pret a Manger.



## Accommodation / Availability

| Unit           | Sq ft | Sq m   | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|----------------|-------|--------|--------------|-----------------------|------------------------|--------------|
| 1st - Unit F12 | 544   | 50.54  | £25          | On Application        | On Application         | Available    |
| 1st - Unit F11 | 1,270 | 117.99 | £25          | On Application        | On Application         | Available    |

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Not applicable

### Configuration

Fitted

### Contacts

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