

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



BLUE ALPINE

PROPERTY CONSULTANTS



London N4 – 21 Turle Road, Finsbury Park N4 3LZ

Ground Floor Commercial Premises (Class E) to Rent



Property Features:

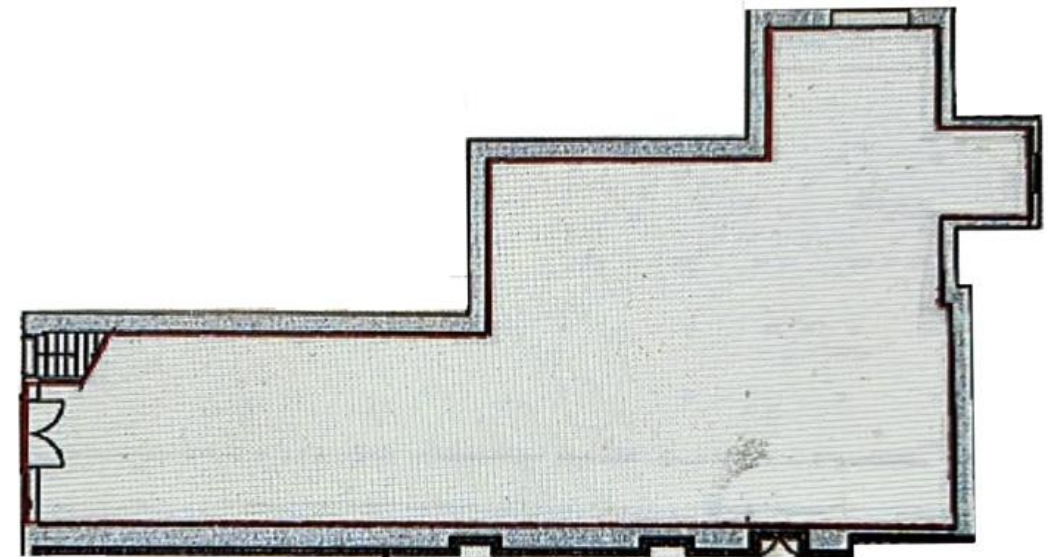
- Comprises self-contained commercial premises at ground floor
- Suitable for variety of uses (Class E), including office, retail and more
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Property benefits from central heating, Crittall glazing 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.

Property Description:

Comprises self-contained ground floor commercial premises, previously used as storage. The space benefits from large open plan area and generous floor to ceiling height, providing the following accommodation and dimensions:

Ground Floor: 207 sq m (2,230 sq ft)

Open plan office, storage, staff kitchen, wc



Ground Floor

London N4 – 21 Turle Road, Finsbury Park N4 3LZ

Ground Floor Commercial Premises (Class E) to Rent



Terms:

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

Rent: £1,136.44 per week (PCM: £4,924.58)

Deposit: £14,775 - £29,550 (3-6 Months)

Rateable Value: From 1st April 2026

Rateable Value - £47,750 p.a.

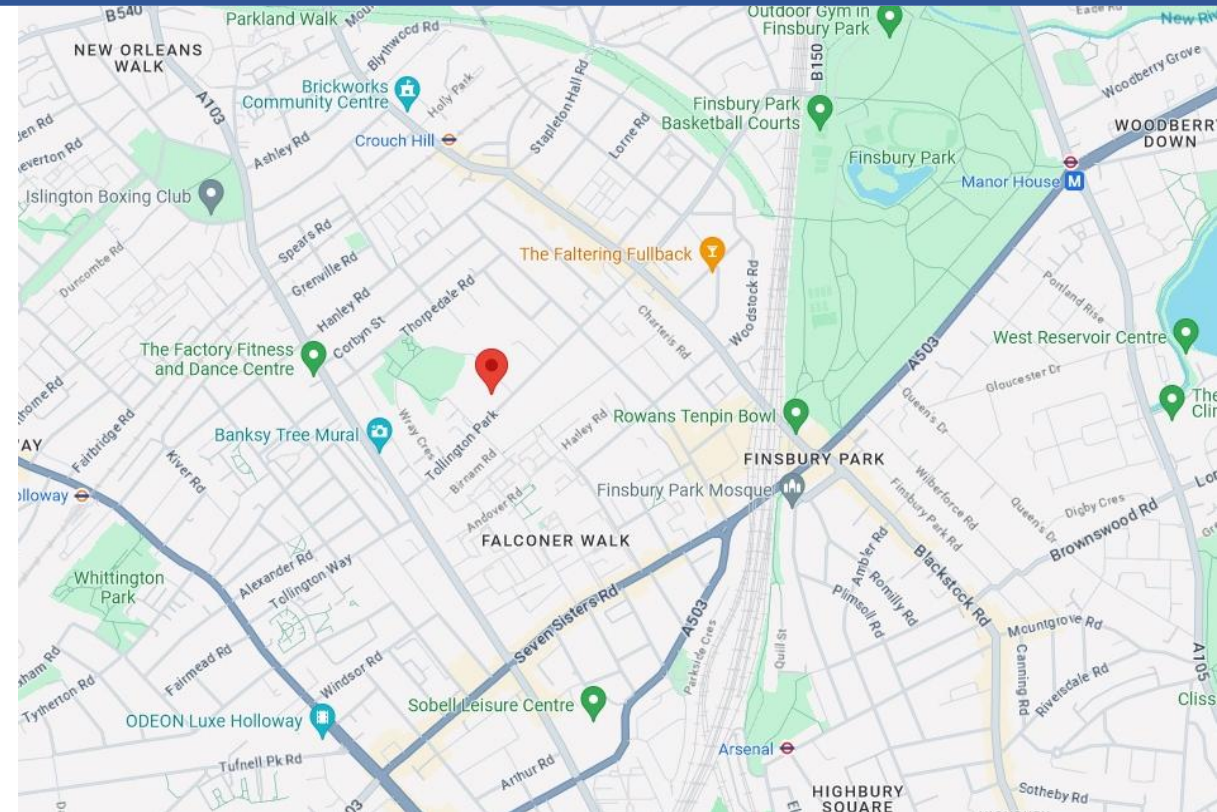
Rates Payable ~ £26,260 p.a.

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.



London N4 – 21 Turle Road, Finsbury Park N4 3LZ

Ground Floor Commercial Premises (Class E) to Rent

Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



BLUE ALPINE

PROPERTY CONSULTANTS