

Compton

Highbury

The Joinery
34 Drayton Park
N5 1PB

Three newly refurbished warehouse style offices to let – modern, stylish units, ideal for your bespoke fit out.

For Rent

3,584 to 7,276 ft²

020 7101 2020
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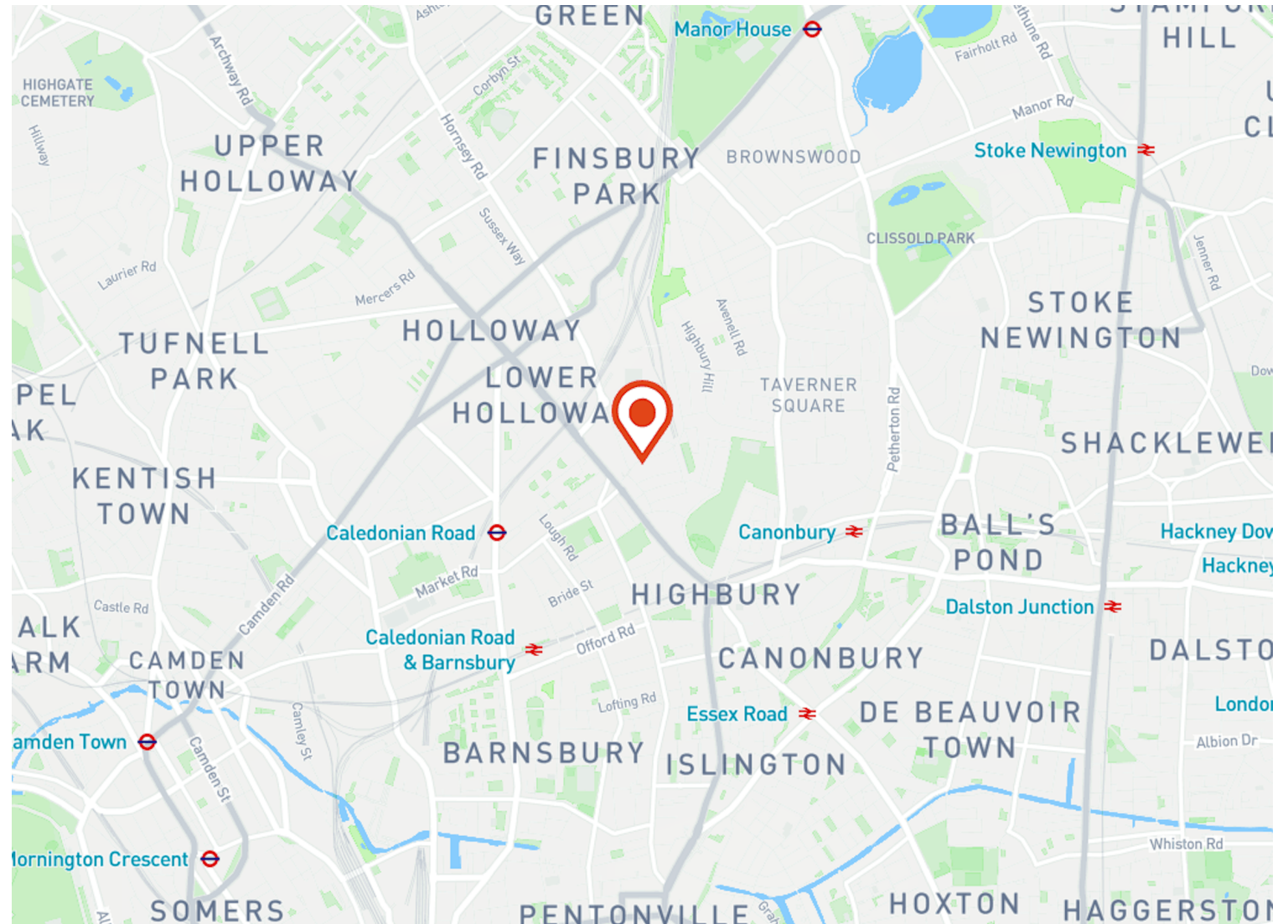
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Location

This office space in Highbury offers a fantastic location with excellent connectivity and a vibrant local atmosphere. Situated just a short walk from Highbury & Islington Station, you'll benefit from easy access to the Victoria Line, National Rail services, and direct links to the City, West End, and beyond. The area is home to a wide range of cafes, restaurants, and shops. With green spaces nearby, including Highbury Fields, it's the perfect mix of business and leisure. Whether you're looking for a creative workspace or a professional base, this location provides the ideal environment to grow your business.

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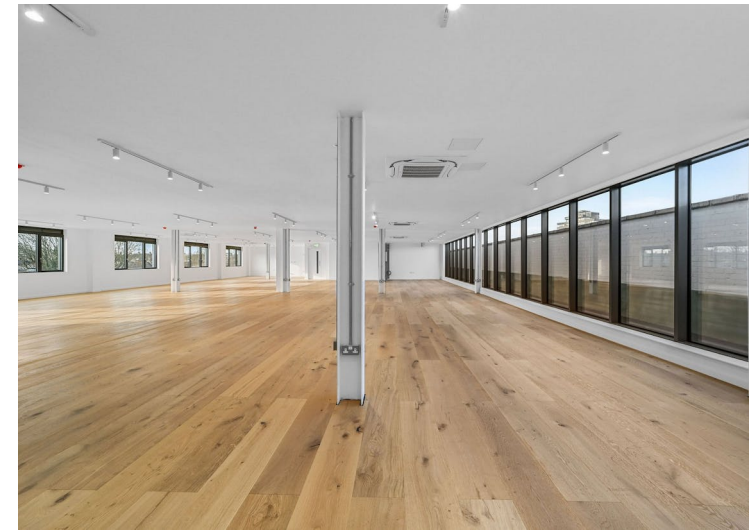
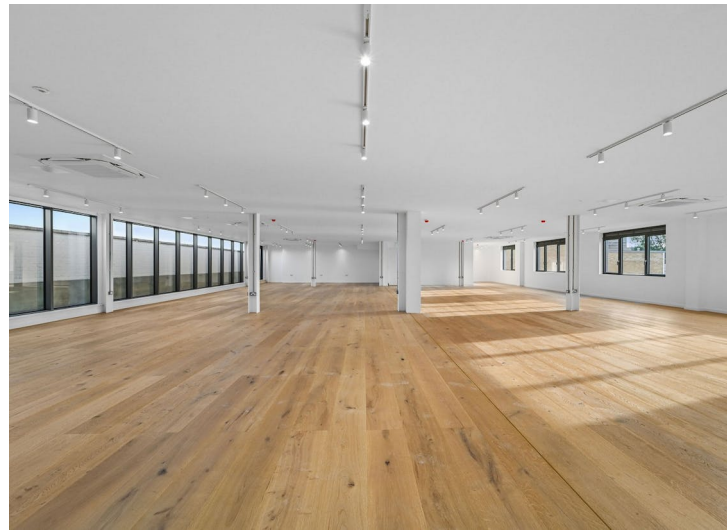
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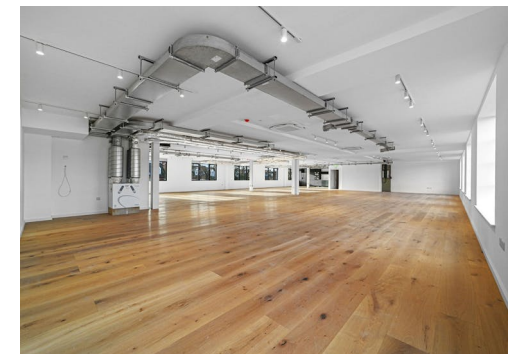
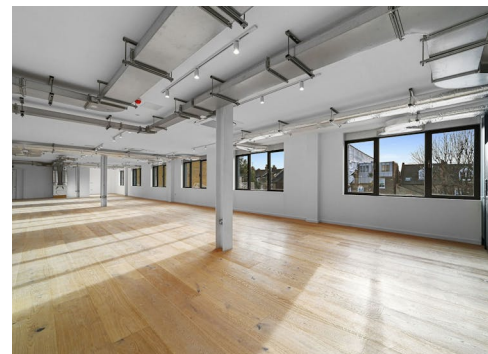
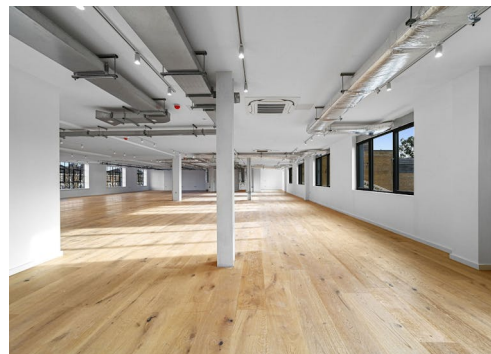
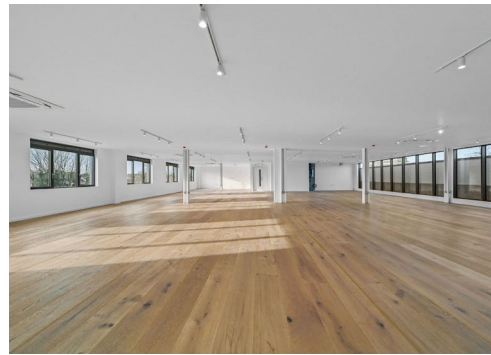
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Amenities

- Excellent natural light
- Air conditioning
- End of journey facilities, including bike storage and showers
- Passenger lift
- Can be delivered fully fitted
- BREEAM Excellent

Description

These newly refurbished units have been completed to a CAT A specification, offering a modern and professional environment for your business. The space includes modern end-of-journey facilities with showers and bike racks along with a passenger lift providing easy access to all floors. Large windows span across the entire unit, flooding the space with excellent natural light, creating a bright and welcoming atmosphere. With these premium features, the units offer both comfort and functionality, providing the perfect setting for your business to thrive.

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd	3,584	£29.50	£9.50	£5.50	£44.50	£13,290.67	£159,488	Let
2nd	3,638	£29.50	£9.50	£5.50	£44.50	£13,490.92	£161,891	Available
1st	3,638	£29.50	£9.50	£5.50	£44.50	£13,490.92	£161,891	Available
Total	10,860	£29.50	£9.50	£5.50	£44.50	£40,272.51	£483,270	

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Contact Us

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

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