

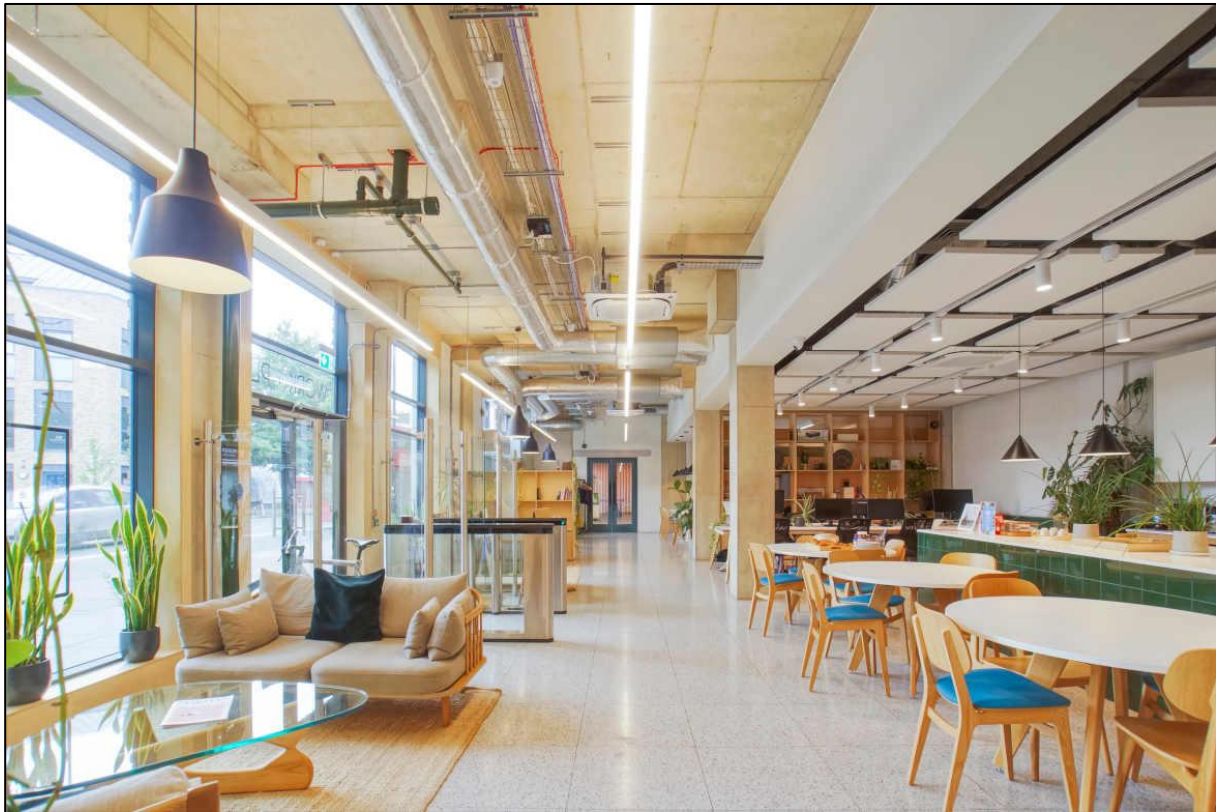
Commercial Office Space

5,040 sq. ft. / 468 sq. m.

Fully fitted and furnished office close to Finsbury Park Station

# TO LET

**111 Seven Sisters Road, London N7 7FN**



## LOCATION

Prominently positioned on Seven Sisters Road, N7, the property is situated within a thriving North London district known for its diverse community, strong local economy, and excellent transport connectivity.

The surrounding area offers a wide range of independent and national retailers, cafés, bars, and restaurants, making it an attractive location for businesses and occupiers seeking a well-connected and amenity-rich environment.

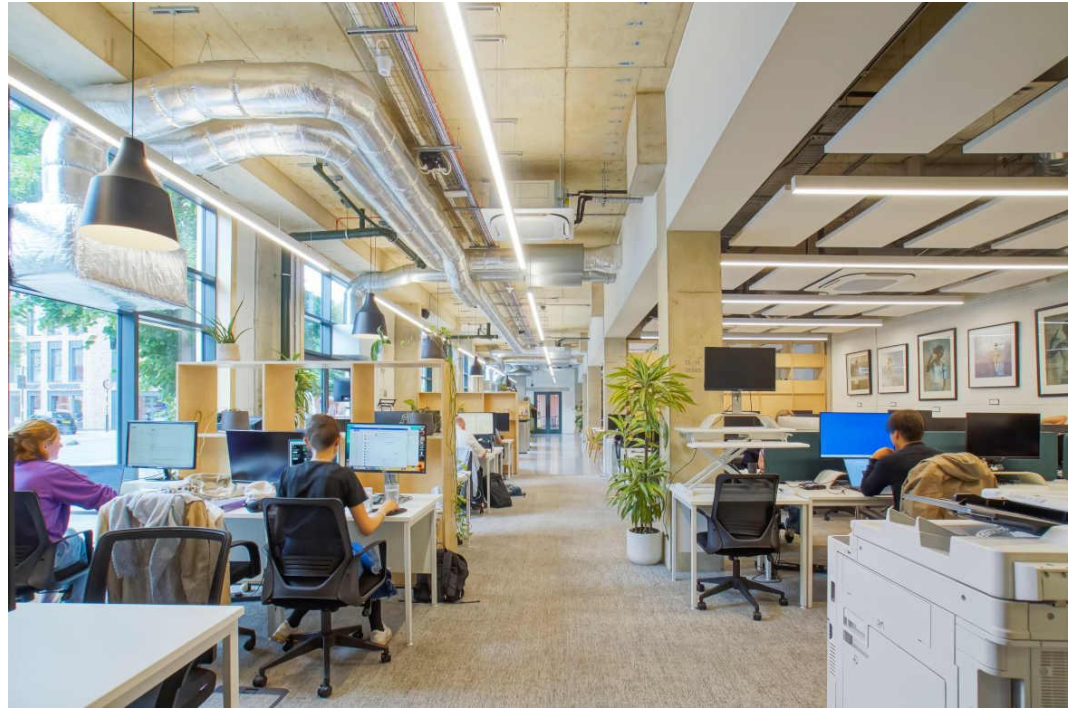
## TRANSPORT

Finsbury Park (Piccadilly and Victoria lines)

Arsenal (Piccadilly line)

Holloway Road (Piccadilly line)

Various bus routes





## DESCRIPTION

A rare opportunity to acquire a fully fitted and furnished self-contained ground floor headquarters office. The accommodation includes open-plan workstations, private offices, meeting rooms, kitchen facilities, WCs and a dedicated event space.

Exceptional floor-to-ceiling heights and prominent glazed frontage create a bright, expansive environment with excellent visibility and branding potential.

Available for immediate occupation.

## HIGHLIGHTS

- Self-contained
- Reception
- Open plan office furnished
- Meeting rooms / private offices
- Event space
- Large, fitted kitchen
- Fitted storage
- Comms room
- Air-conditioned
- Phone booths
- Fibre connectivity
- W/C's and shower
- CCTV & alarm
- Entry phone & security doors

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	5,040	468

## LEASE

Flexible lease terms are available.

## RENT

Per Annum	Per sq. ft.
£176,400	£35.00

## APPROXIMATE SERVICE CHARGE

Per Annum	Per sq. ft.
£14,000	£2.78

## BUSINESS RATES

Per Annum	Per sq. ft.
£48,525	£9.63

Interested parties should verify this information with the London Borough of Islington.

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£238,925	£19,910

## VAT

The property is elected for VAT.

## PLEASE CONTACT

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# FLOOR PLAN

