



FINSBURY PARK



# Neighbourhood

Finsbury Park is multicultural and comprises a diverse range of traditional retail, pubs, restaurants, turn-of-the-century residential and the 114 acres of wide open green space at Finsbury Park.

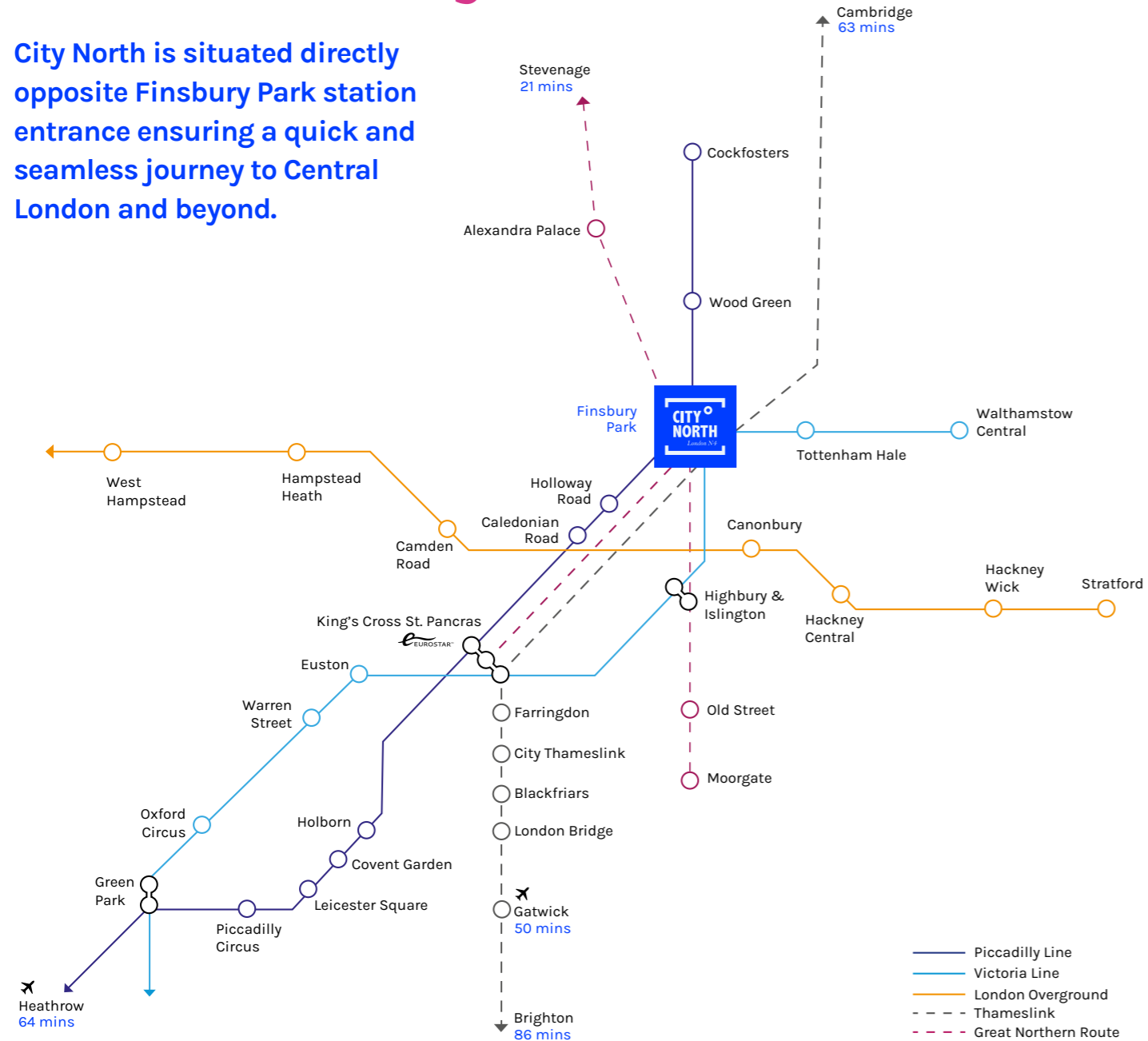
The park offers sports facilities that include football pitches, a cycling club, a bowling green, a skatepark, an athletics stadium, and tennis and basketball courts.





# Connectivity

City North is situated directly opposite Finsbury Park station entrance ensuring a quick and seamless journey to Central London and beyond.



## TRAVEL TIMES



### UNDER 10 MINS

5 MINS	7 MINS	9 MINS
KING'S CROSS ST. PANCRAS	TOTTENHAM HALE	OXFORD CIRCUS

### UNDER 15 MINS

11 MINS	11 MINS	12 MINS	15 MINS
GREEN PARK	OLD STREET	FARRINGDON	MOORGATE

### UNDER 20 MINS

17 MINS	18 MINS	18 MINS	19 MINS
LIVERPOOL STREET	WATERLOO	BANK	LONDON BRIDGE

**City North is a brand new award winning mixed use development, situated above and along side the transport hub of Finsbury Park station.**

Carriage House, a self-contained workspace unit is available measuring 4,542 sq ft. East Tower is now let.

The workspace is a blank canvas and offers superb flexibility for a variety of uses including educational and medical/wellness (subject to planning).



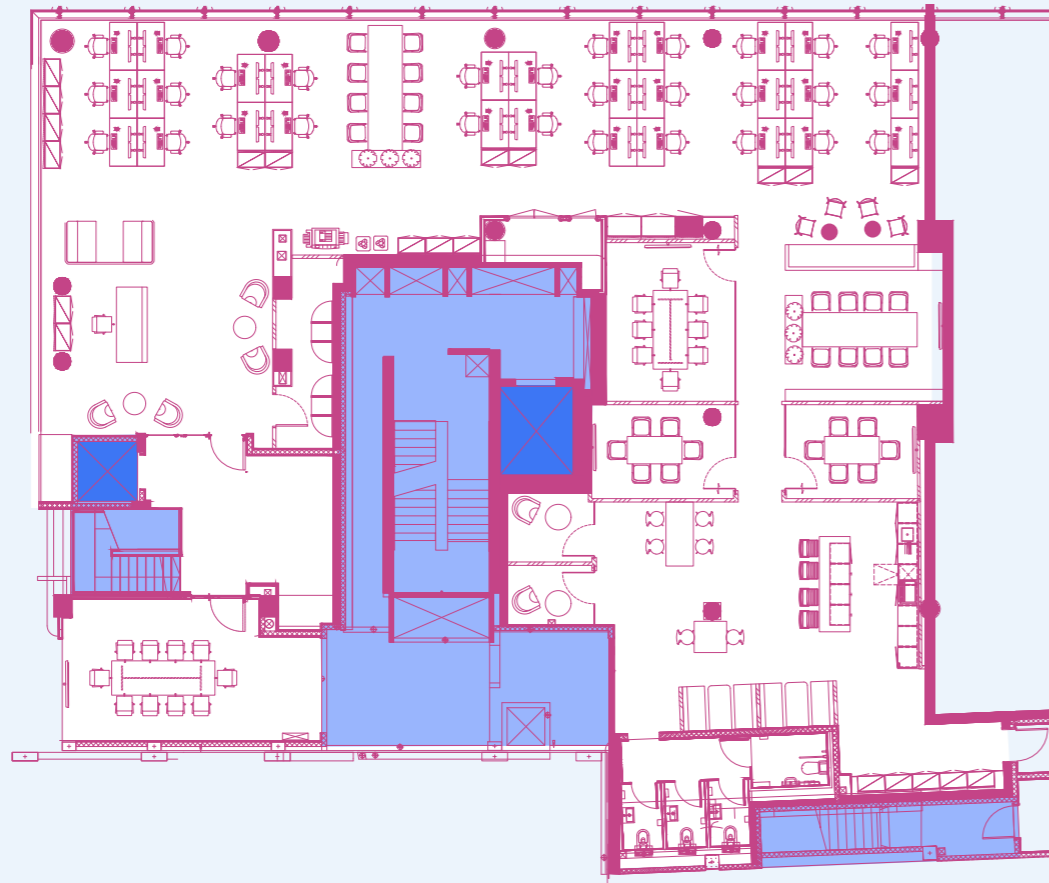
# Availability

## Carriage House 4,542 sq ft

### KEY

- Office
- Core
- Lifts

- 29 desks
- 5 x meeting rooms
- 1 x 8 person work bench
- 1 x kitchen breakout
- 2 x phone booths
- 4 x soft seating



Carriage House is currently in CAT A condition.

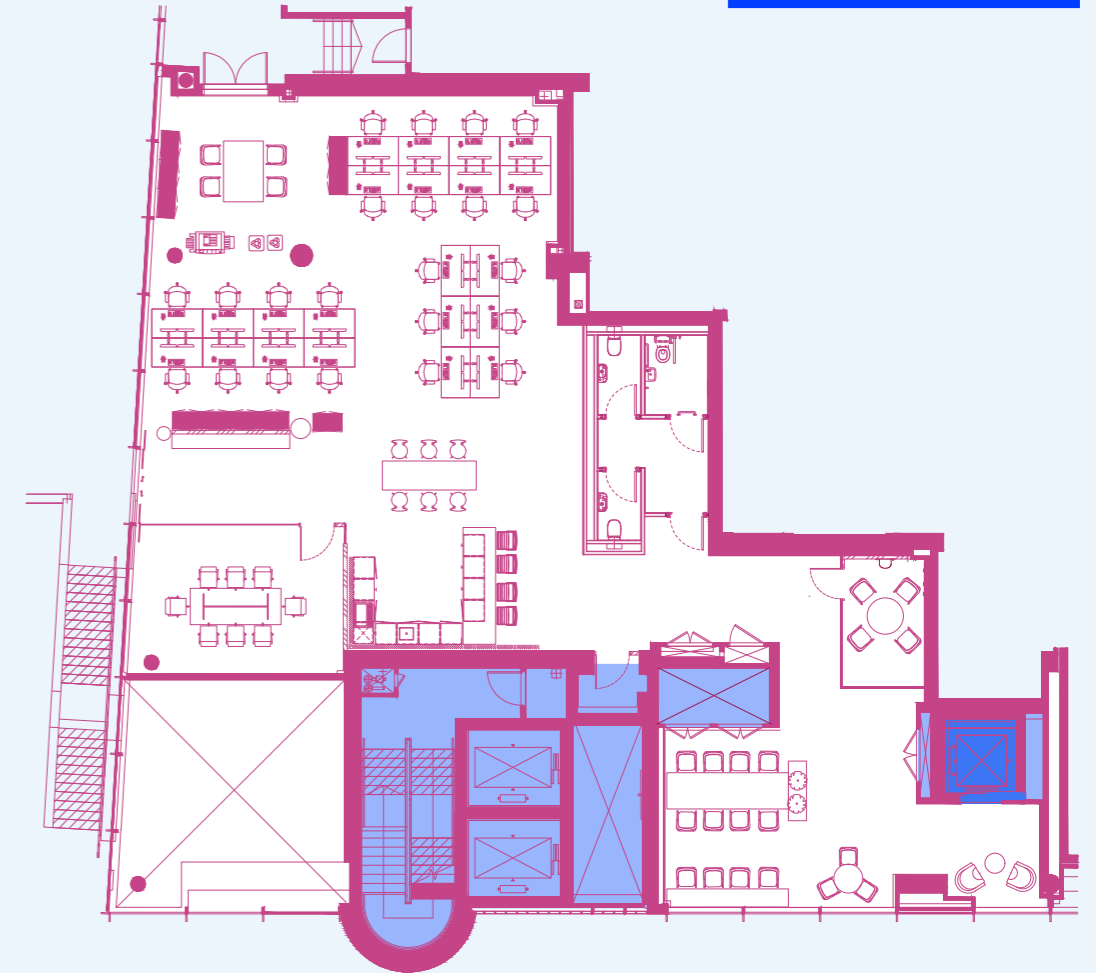


## East Tower - LET 2,697 sq ft

### KEY

- Office
- Core
- Lifts

- 22 desks
- 2 x meeting rooms
- 1 x 4 person workbench
- 1 x breakout area
- 5 x soft seating



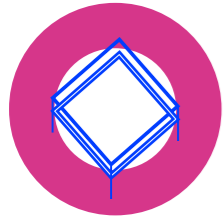
EAST TOWER

**NOW LET**

CITY NORTH

Plans not to scale. For indicative purposes only.

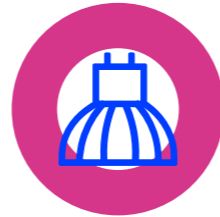
# Down to specifics



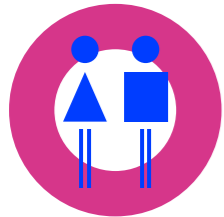
Fully accessible raised floors



Combination of exposed services and feature mesh ceiling



Modern hanging LED lighting



Dedicated male and female WCs



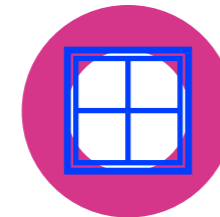
Shower facilities



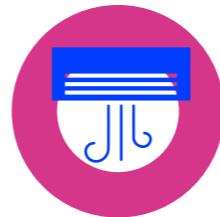
65 cycle parking spaces



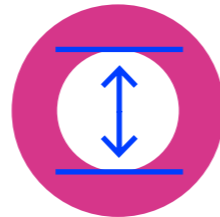
Self-contained



Full height glazing



Fan coil air conditioning



3.2 metre floor to ceiling height



Indicative CGI of Carriage House

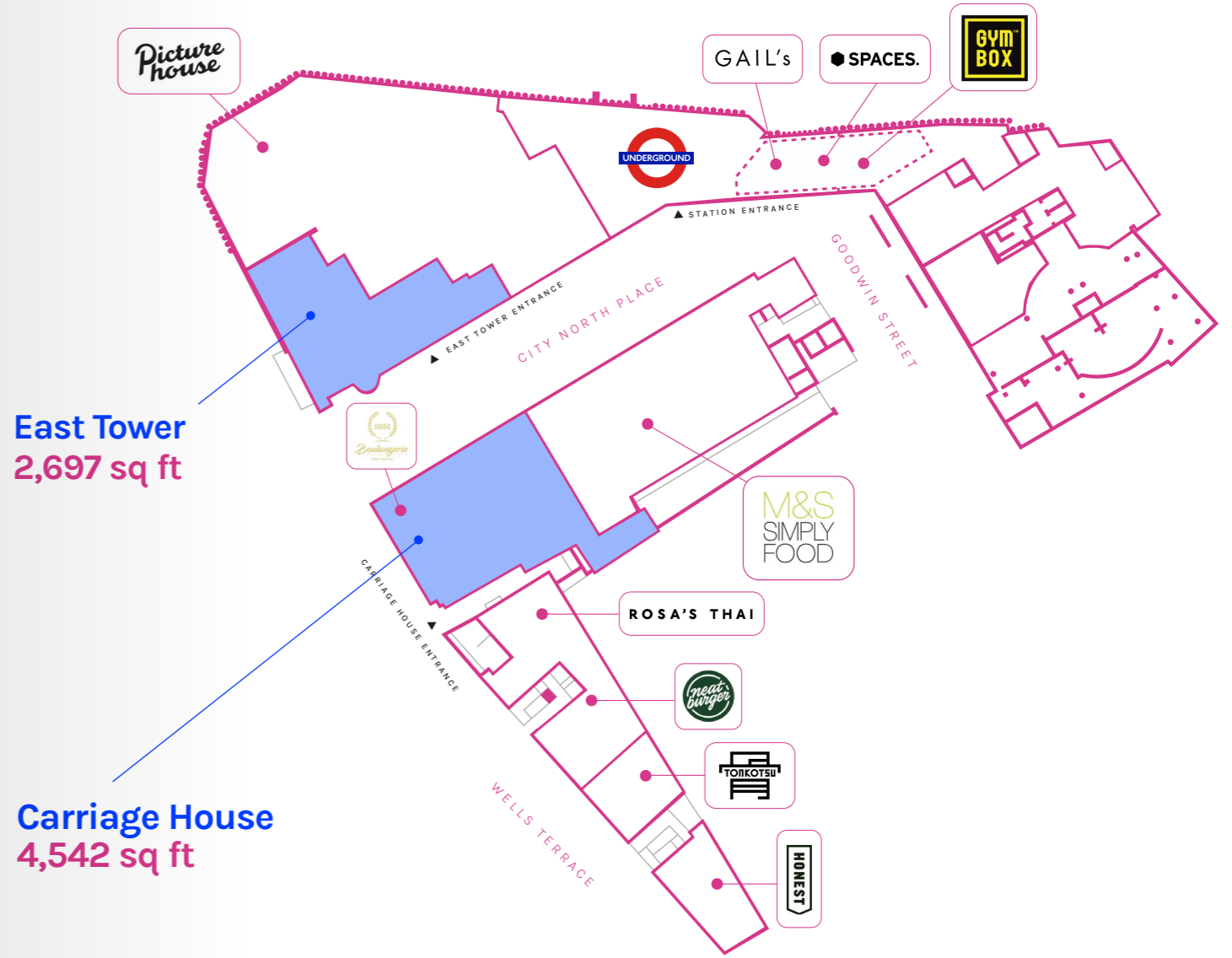


Current CAT A fit-out of Carriage House





# In good company



For further information or to arrange an inspection please contact our agents:



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