



TO LET

**7 Newington Barrow
Way, London, N7 7EP**

6,112 to 30,434 sq ft

**Commercial Unit Suited
To A Wide Range Of Uses
Located in Finsbury Park**



VIDEO TOUR

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Description

Newington Barrow Way provides the perfect opportunity to occupy a building suitable for a variety of commercial occupiers.

Offered with excellent light throughout, fully complaint WCs and full passenger lift access throughout, the majority open plan floors are a perfect opportunity for a wide range of occupiers including those in the healthcare, education and gym sectors subject to planning.

Key points

- Modern Office Building Available Floor By Floor
- Wide Range Of Potential Uses
- Large Open Plan Floors
- Excellent Natural Light
- Excellent Connectivity
- Three Lifts



Location

Situated in a well-established location just off Seven Sisters Road. Set slightly back from the main road, the building benefits from a quieter setting while remaining within easy reach of the area's vibrant range of amenities. Seven Sisters Road is home to a diverse selection of retail outlets, cafés, restaurants, providing an excellent level of convenience for occupiers and visitors alike.

With outstanding connectivity, excellent public transport links serving both Central London and beyond. Finsbury Park Station, located approximately a five-minute walk from the property, provides access to the Piccadilly and Victoria Underground lines, together with National Rail services offering fast connections to King's Cross, Moorgate and Cambridge.

Transport Links



Finsbury Park 0.4 Miles



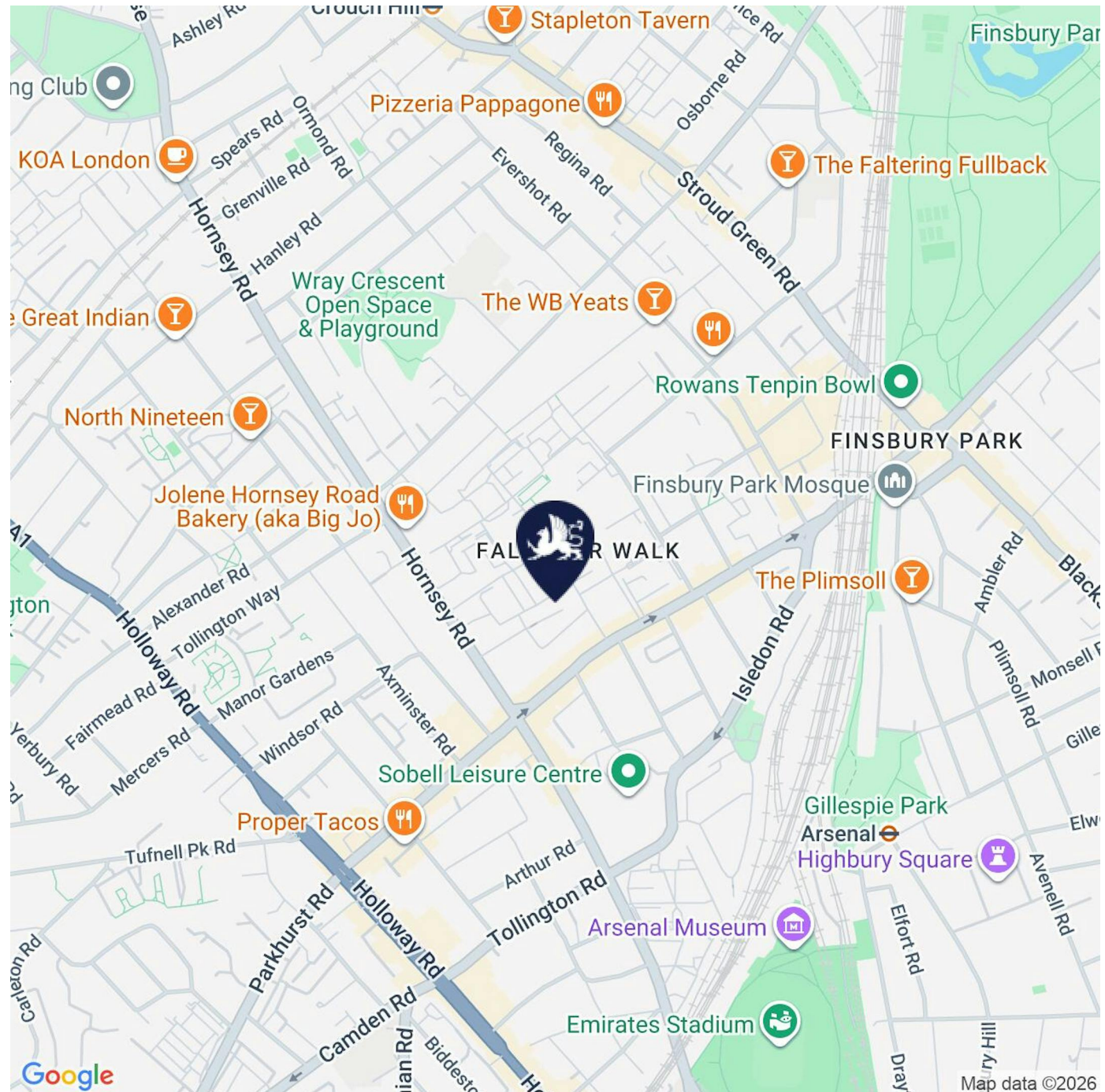
Arsenal 0.4 Miles

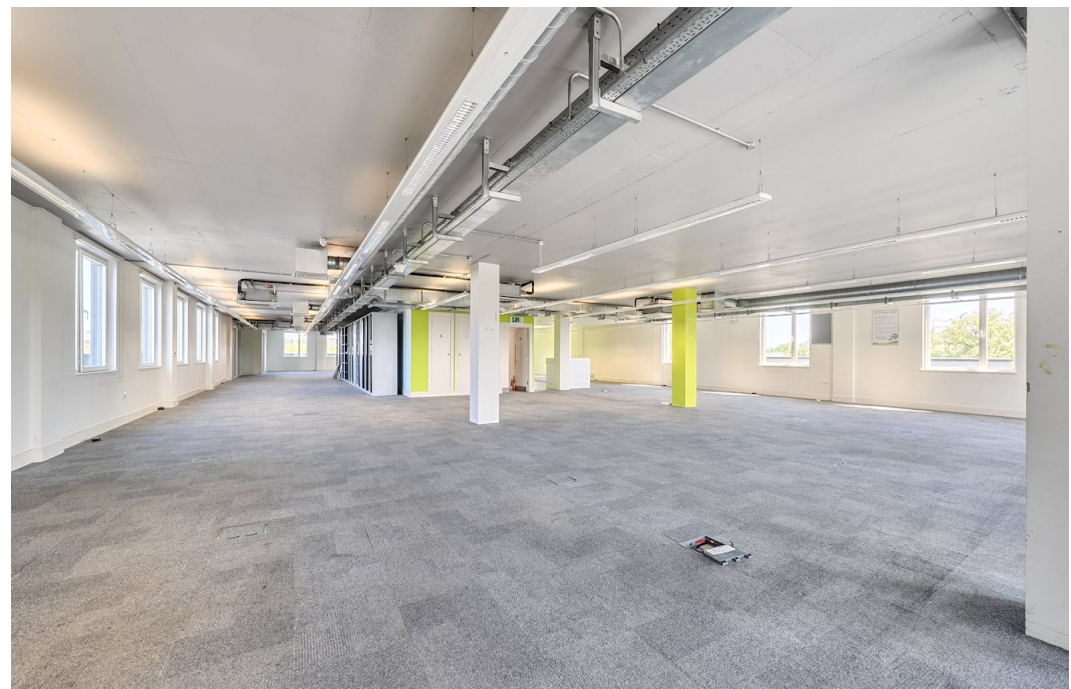
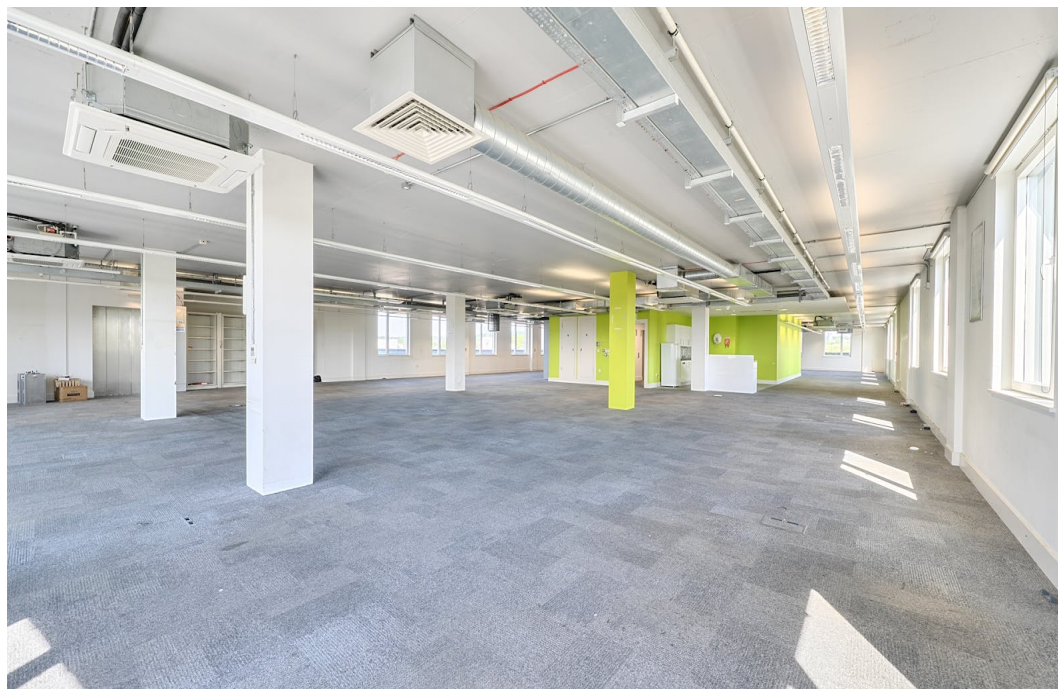


Holloway Road 0.6 Miles



Crouch Hill 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	6,112	567.82	Available
2nd	8,430	783.17	Available
3rd	8,430	783.17	Available
4th	7,462	693.24	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£15 per sq ft
Rates	On application
Service Charge	£6.41 per sq ft
VAT	Not applicable
EPC	On application

Viewing & Further Information



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