

ART × COMMERCE × CULTURE × CONNECTIVITY

# ARTS BUILDING

FIRST & SECOND FLOOR

[ARTSBUILDINGLONDON.COM](http://ARTSBUILDINGLONDON.COM)

ART × COMMERCE × CULTURE × CONNECTIVITY

# ARTS BUILDING

[ARTSBUILDINGLONDON.COM](http://ARTSBUILDINGLONDON.COM)

ARTS  
BUILDING

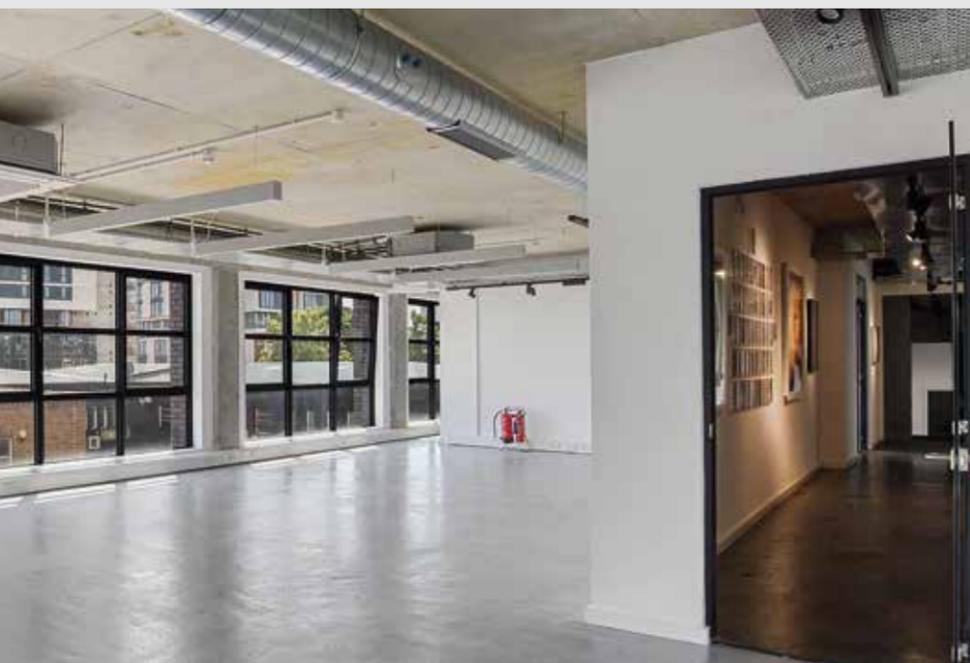
A PLACE  
WHERE  
ART, CULTURE  
AND  
CONNECTIVITY  
COLLIDE

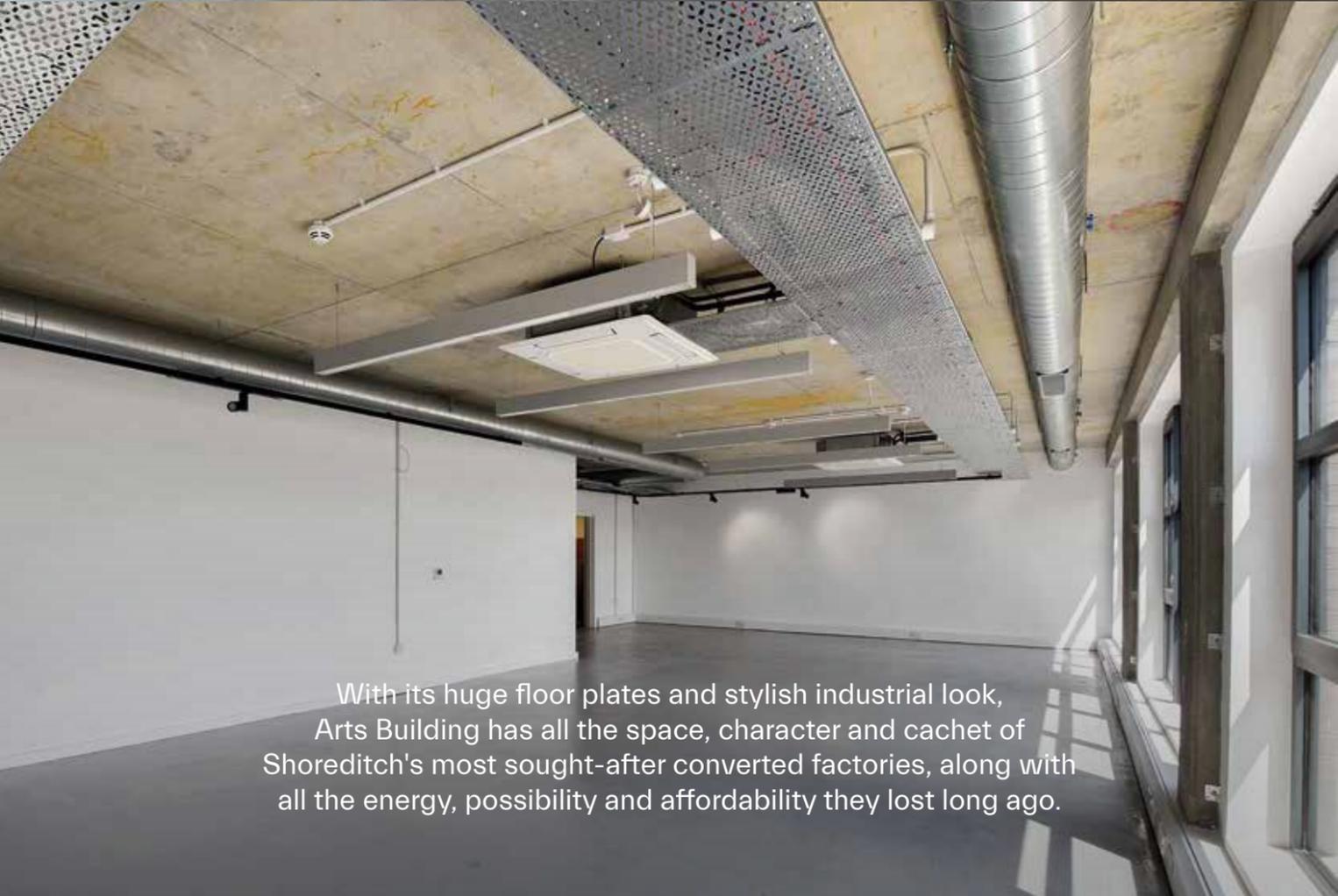
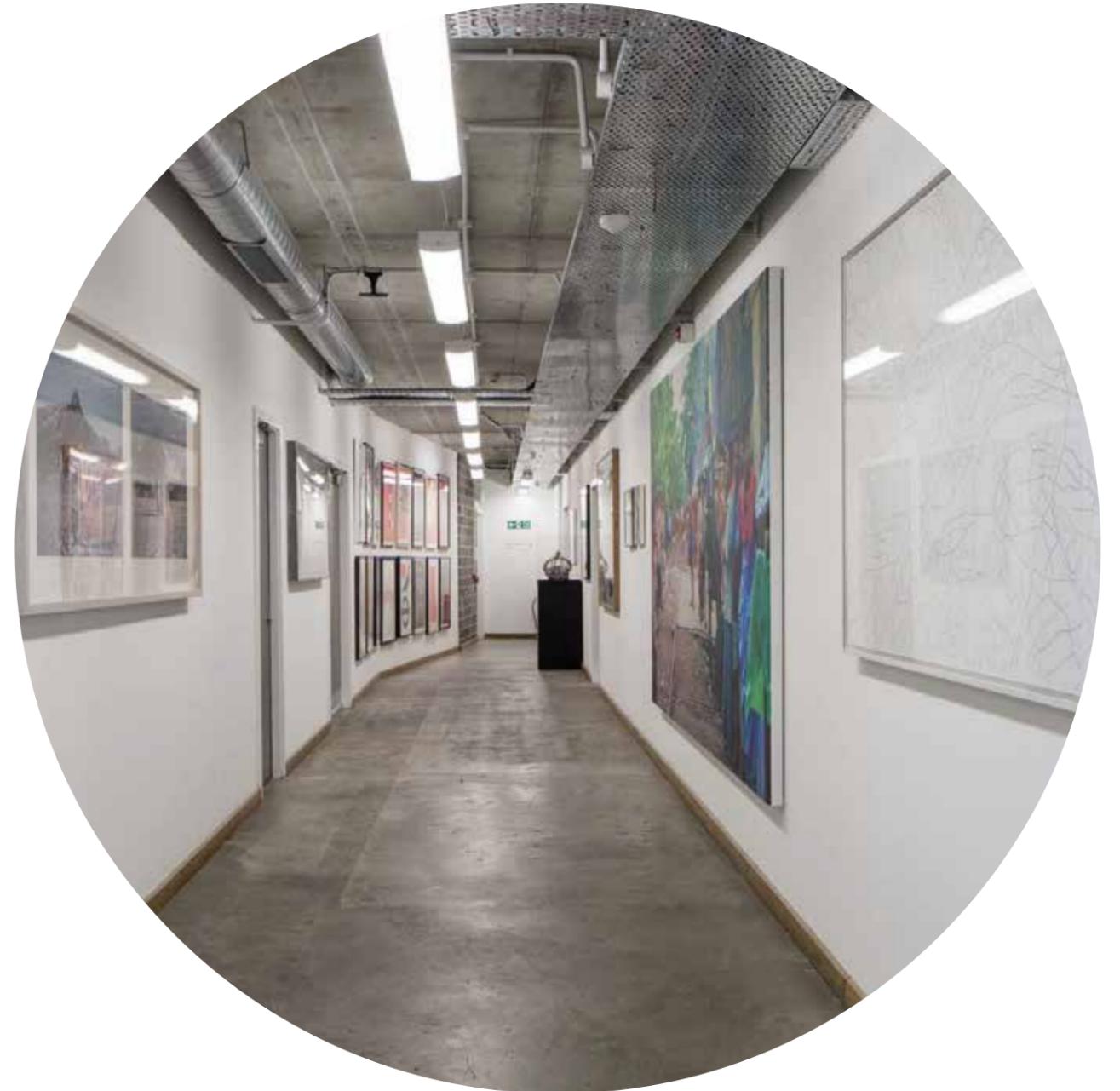
[ARTSBUILDINGLONDON.COM](http://ARTSBUILDINGLONDON.COM)



## A PLACE WHERE ART, CULTURE AND CONNECTIVITY COLLIDE

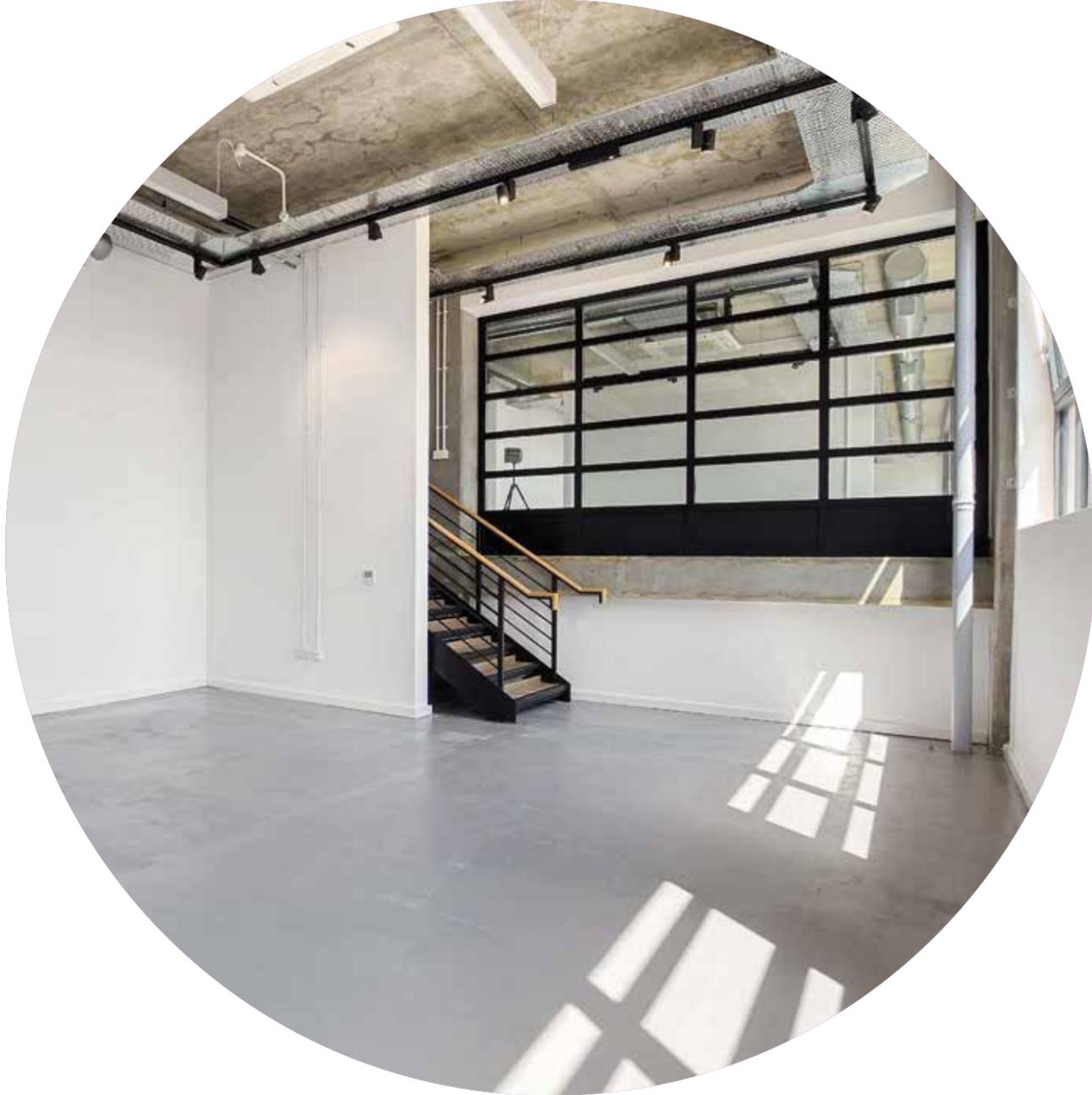
Up to 45,000 sq ft of industrial-chic office space featuring large, variable floorplates. Already home to a diverse and vibrant community of leading creative, tech and comms businesses, all thriving on the culture and connectivity of Finsbury Park.





With its huge floor plates and stylish industrial look, Arts Building has all the space, character and cachet of Shoreditch's most sought-after converted factories, along with all the energy, possibility and affordability they lost long ago.





RT ART ART ART ART

RT ART ART ART ART

RT ART ART ART ART

ARTS  
BUILDING

RT ART ART ART ART

RT ART ART ART ART

RT ART ART ART ART



Arts Building is filled with over 200 original pieces of art curated from the John Jones archive featuring artworks by Martin Parr, Grayson Perry and Andy Warhol.

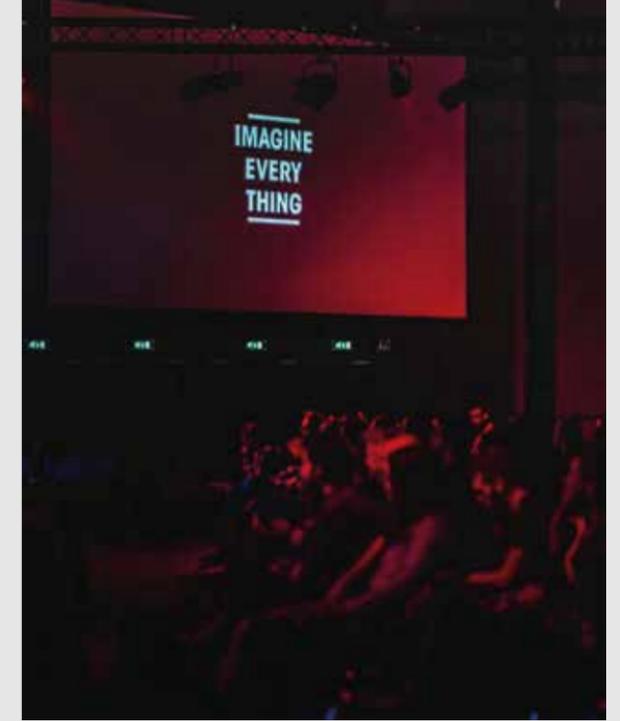




CULTURE AND

ARTS  
BUILDING

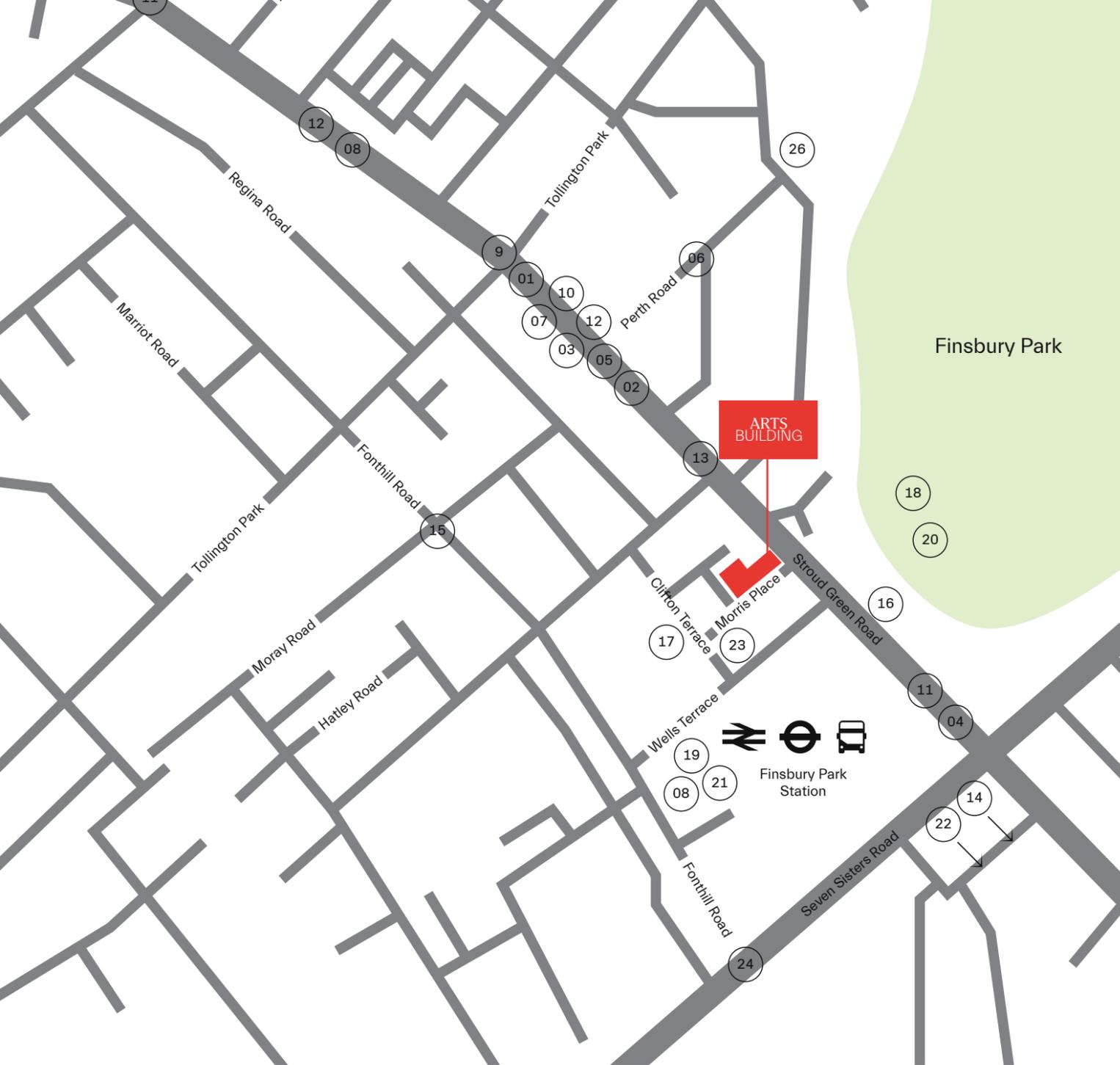
CONNECTIVITY



Finsbury Park is an emerging part of North London. Its superb transport links and growing culture of cafés, theatres and restaurants make it ideal for a modern workplace culture. Finsbury Park itself is one of London's richest public green spaces and is on the doorstep of the Arts Building.



# ARTS BUILDING



### FOOD & BEVERAGE

- 01. Cats
- 02. Common Ground
- 03. The Deli at 80
- 04. Dotori
- 05. La Fabrica
- 06. Faltering Fullback
- 07. Itto
- 08. Marks & Spencer Foodhall (in development)
- 09. Nandos
- 10. Petek

### ENTERTAINMENT

- 11. Pret a Manger
- 12. Season Kitchen
- 13. The World's End
- 14. Yard Sale Pizza
- 15. The Y.B Yeats
- 16. Rowans tenpin bowling
- 17. Park Theatre
- 18. Various music & culture festivals in the park
- 19. Cineworld 9 screen cinema (in development)

### SPORT & WELLBEING

- 20. Finsbury Park (Cycle track, tennis courts, basketball courts, skatepark, American football, Athletics track)
- 21. Gymbox (in development)
- 22. Castle Climbing Centre
- 23. More Yoga
- 24. Pure Gym



LA FABRICA



FINSBURY PARK



YEAR ROUND FESTIVALS AT FINSBURY PARK



PARK THEATRE



YARD SALE PIZZA

# ONE OF THE MOST CONNECTED PLACES IN LONDON

Thanks to the Victoria and Piccadilly lines, Finsbury Park is more connected than many other more centrally located parts of London including Farringdon, Clerkenwell, Shoreditch and the West. And yet it has resisted the homogenisation of many nearby neighbourhoods, retaining an eclectic community character.

**11**<sup>MINS</sup>  
**OXFORD CIRCUS**  
 VICTORIA LINE

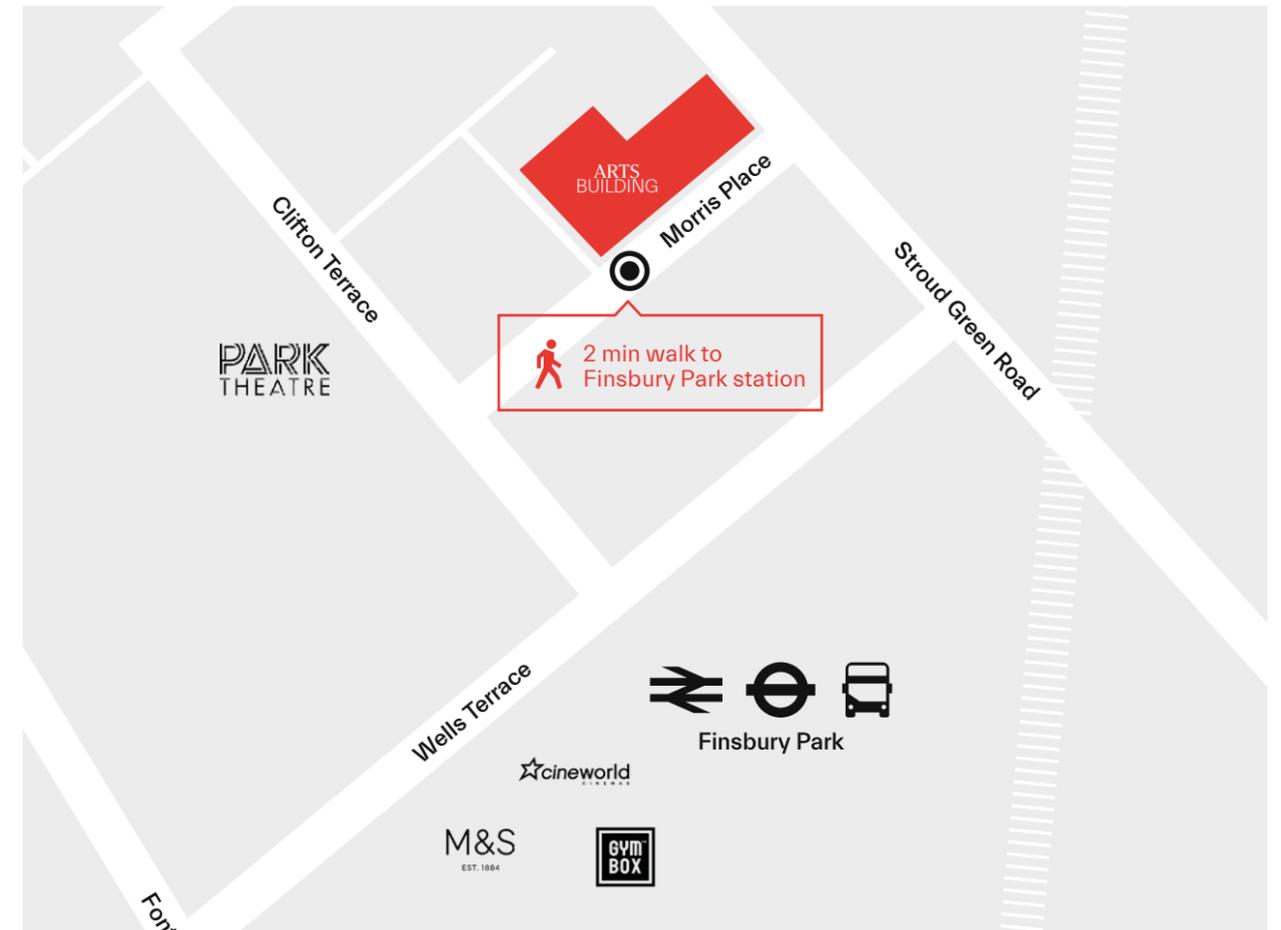
**6**<sup>MINS</sup>  
**KINGS CROSS**  
 VICTORIA LINE

**15**<sup>MINS</sup>  
**VICTORIA STATION**  
 VICTORIA LINE

**30**<sup>MINS</sup>  
**OXFORD**  
 THAMESLINK

**1**<sup>HOUR</sup>  
**CAMBRIDGE**  
 THAMESLINK

**15**<sup>MINS</sup>  
**MOORGATE**  
 GREAT NORTHERN





## Arts Building Community

A diverse and thriving group of leading arts,  
creative, tech and innovation businesses

Brooks Murray Architects / Film London /  
RFK Architects / Irving & Co. / Preloaded / Push PR /  
Schedule 2 / Entura International / Skip Gallery



SPACES SPACES SPACES  
ARTS  
BUILDING  
SPACES SPACES SPACES



## FIRST FLOOR

The first floor of Arts Building is a 5,000 sq ft office with floor to ceiling windows, providing an expansive light-filled workspace, containing high specification lighting, with access to communal kitchen and terrace, passenger lift and goods lift.

## DESIGN FEATURES

Generous floor to ceiling height

Exposed concrete ceilings

High specification adjustable  
lighting system

High quality exposed ceiling  
mounted fan coil units

Access to passenger lifts  
and goods lift

Accessible toilet

Floor to ceiling windows

Access to communal  
kitchen and terrace



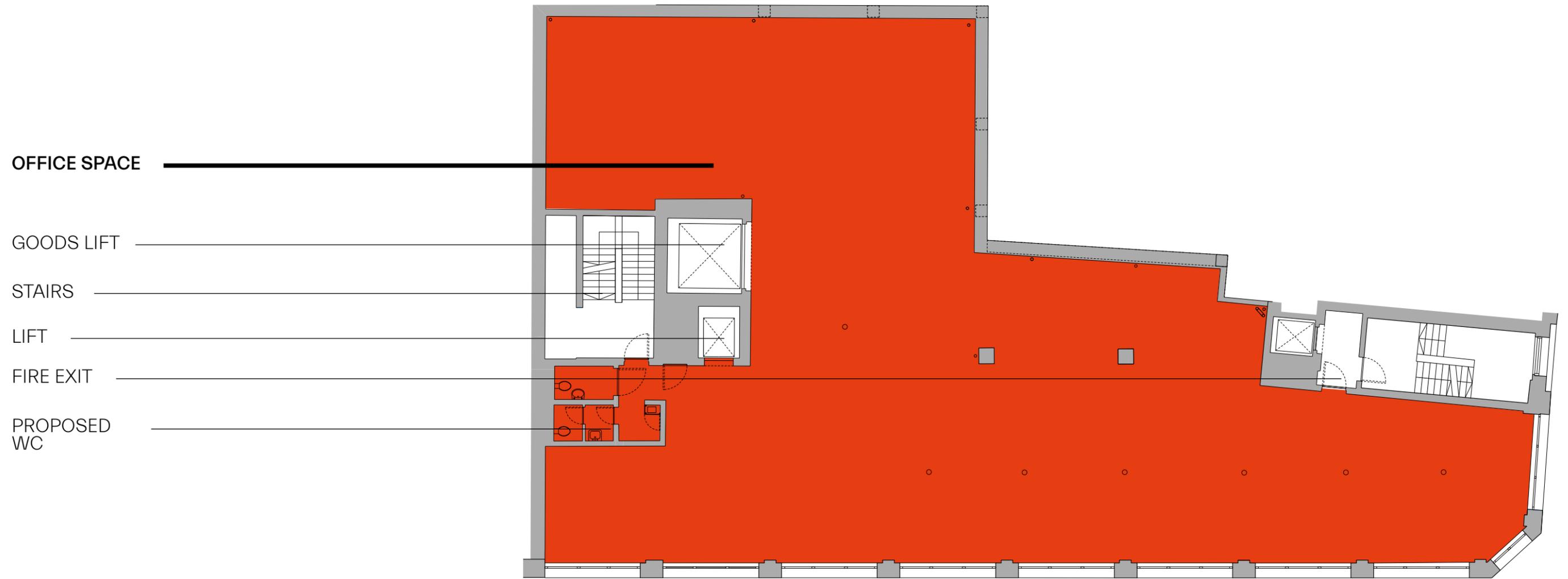


# FIRST FLOOR CAT A

## AVAILABLE SPACE

Office space: 5,188 sq ft

WCs: 2



● OFFICE SPACE

MORRIS PLACE



# FIRST FLOOR CAT B OPTION

## AVAILABLE SPACE

Office space: 5,188 sq ft

Desks: 48

Meeting Rooms: 2

Break out spaces: 3

WCs: 2

PROPOSED  
MEETING  
ROOM

OFFICE SPACE

GOODS LIFT

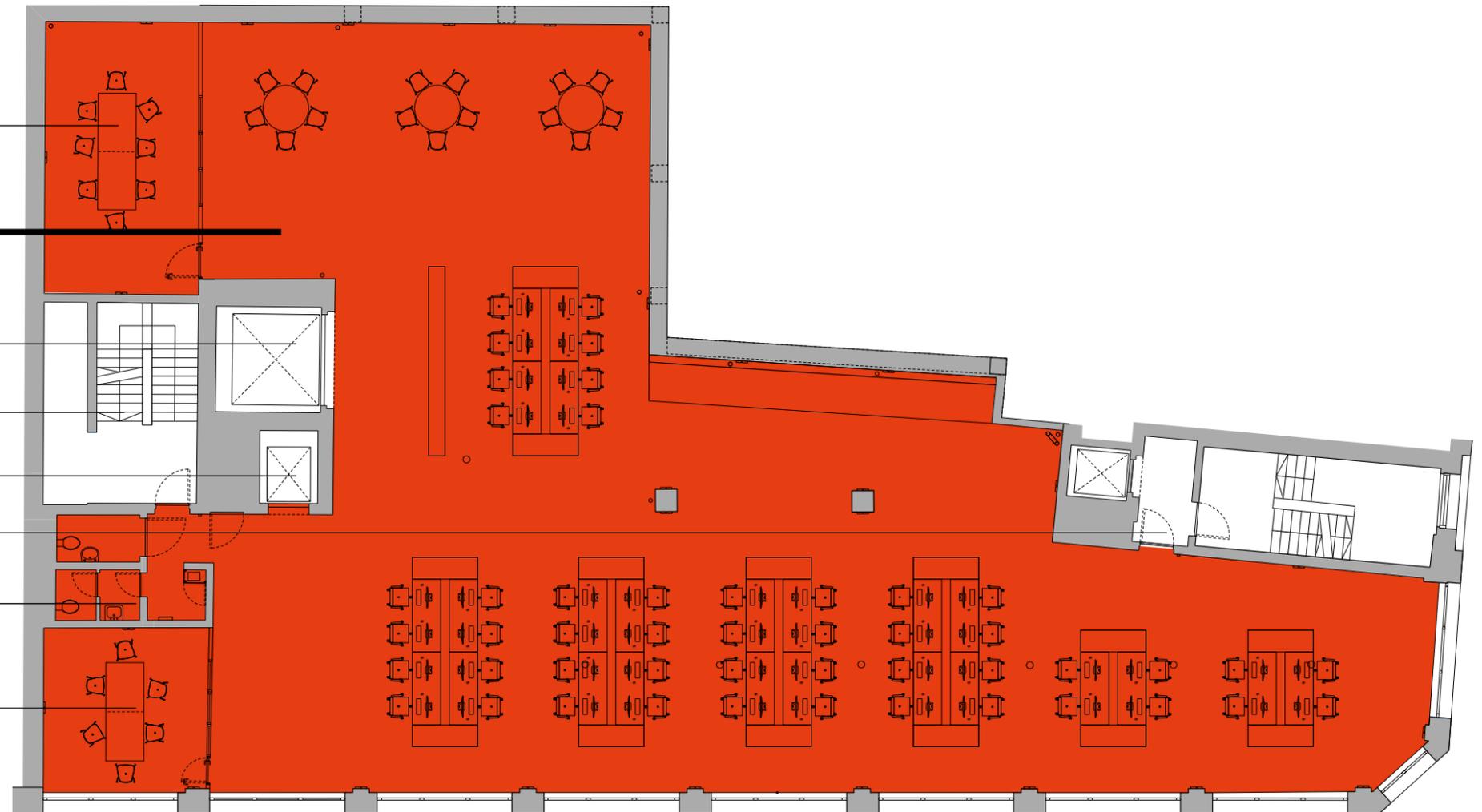
STAIRS

LIFT

FIRE EXIT

PROPOSED  
WC

PROPOSED  
MEETING  
ROOM



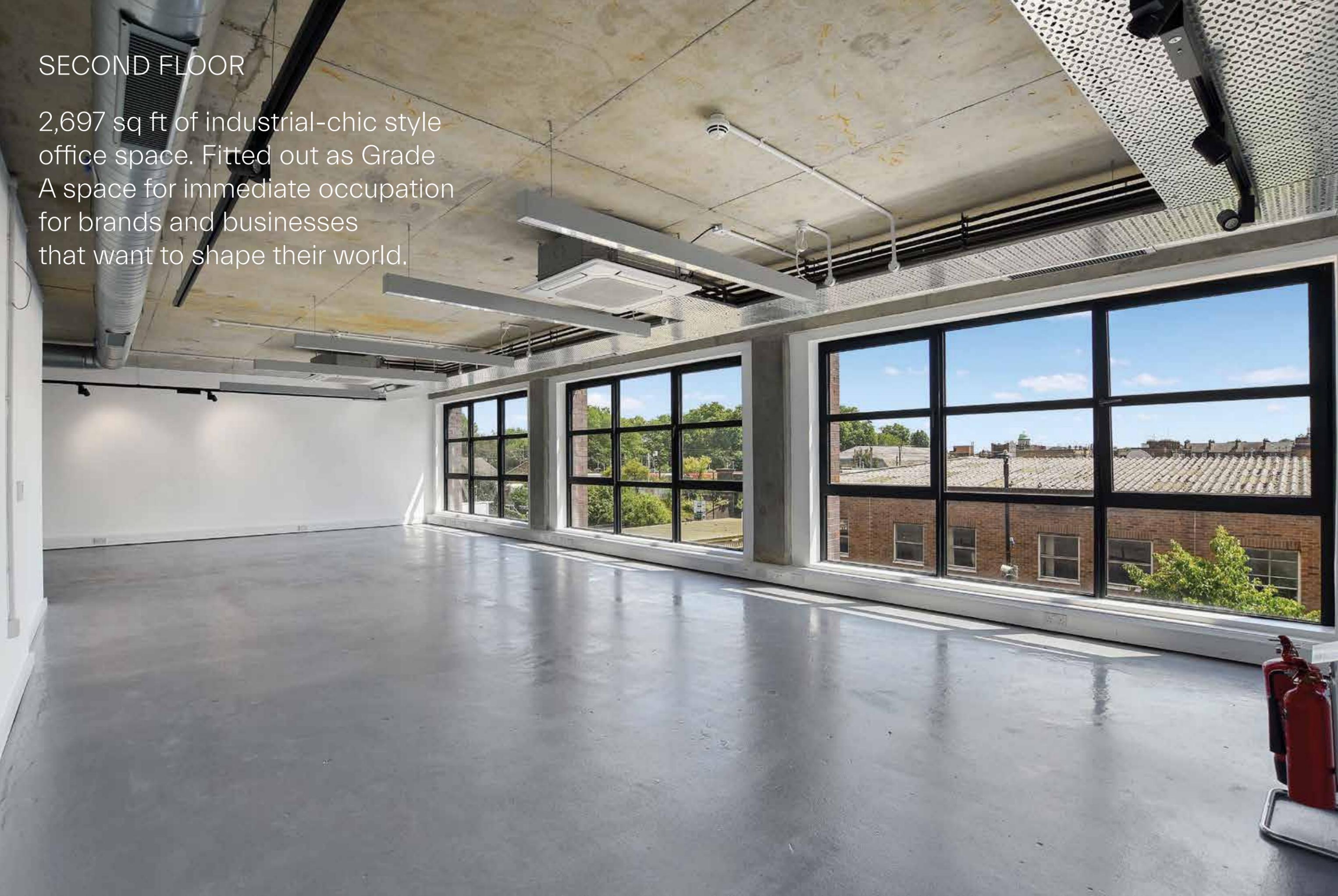
OFFICE SPACE

MORRIS PLACE



## SECOND FLOOR

2,697 sq ft of industrial-chic style office space. Fitted out as Grade A space for immediate occupation for brands and businesses that want to shape their world.



## DESIGN FEATURES

Generous floor to ceiling height

Exposed concrete ceilings

High specification adjustable lighting system

High quality exposed ceiling mounted fan coil units

Access to passenger lifts and goods lift

Accessible toilet

Floor to ceiling windows

Access to communal kitchen and terrace

## AMENITIES

Exposed AC

Volume, light + character

Separate meeting rooms / offices

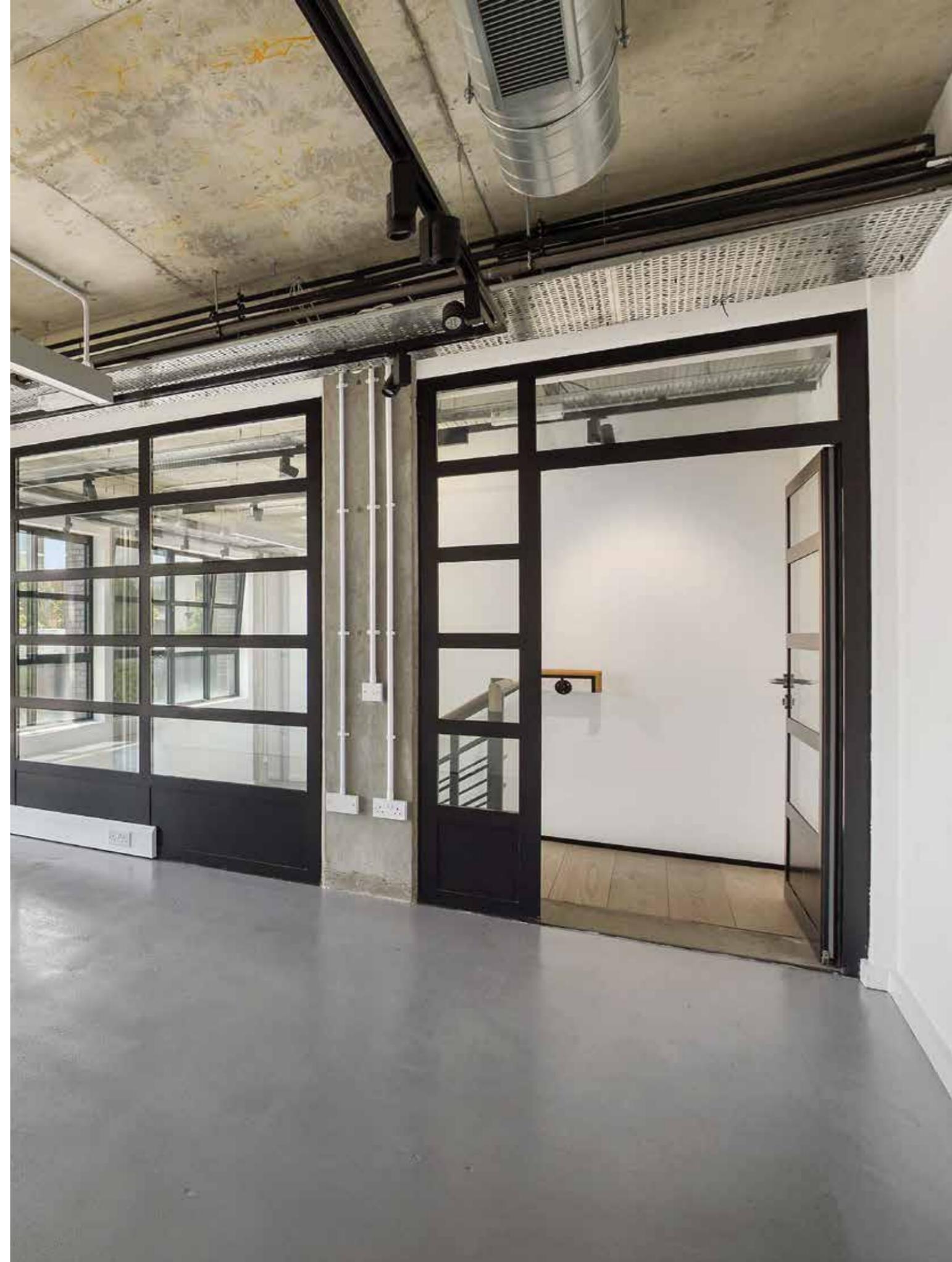
Communal terrace on floor

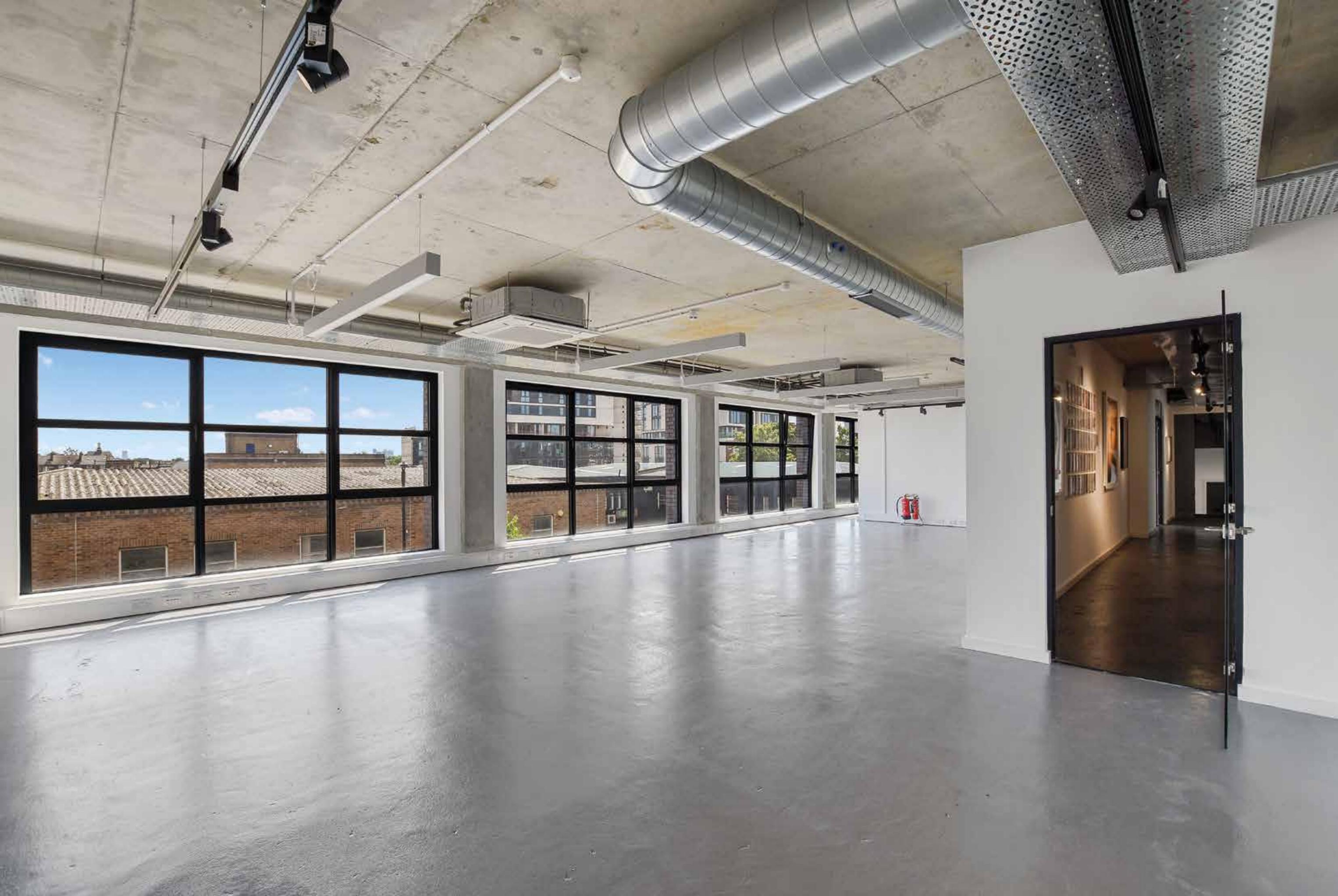
Communal kitchen on floor

Architecturally deigned lighting

Passenger lift

Commissionaire





# SECOND FLOOR CAT A

## AVAILABLE SPACE

Office space: 2,697 sq ft

WCs: 2

STAIRS TO COMMUNAL  
GARDEN TERRACE

COMMUNAL KITCHEN

COMMUNAL BATHROOMS

GOODS LIFT

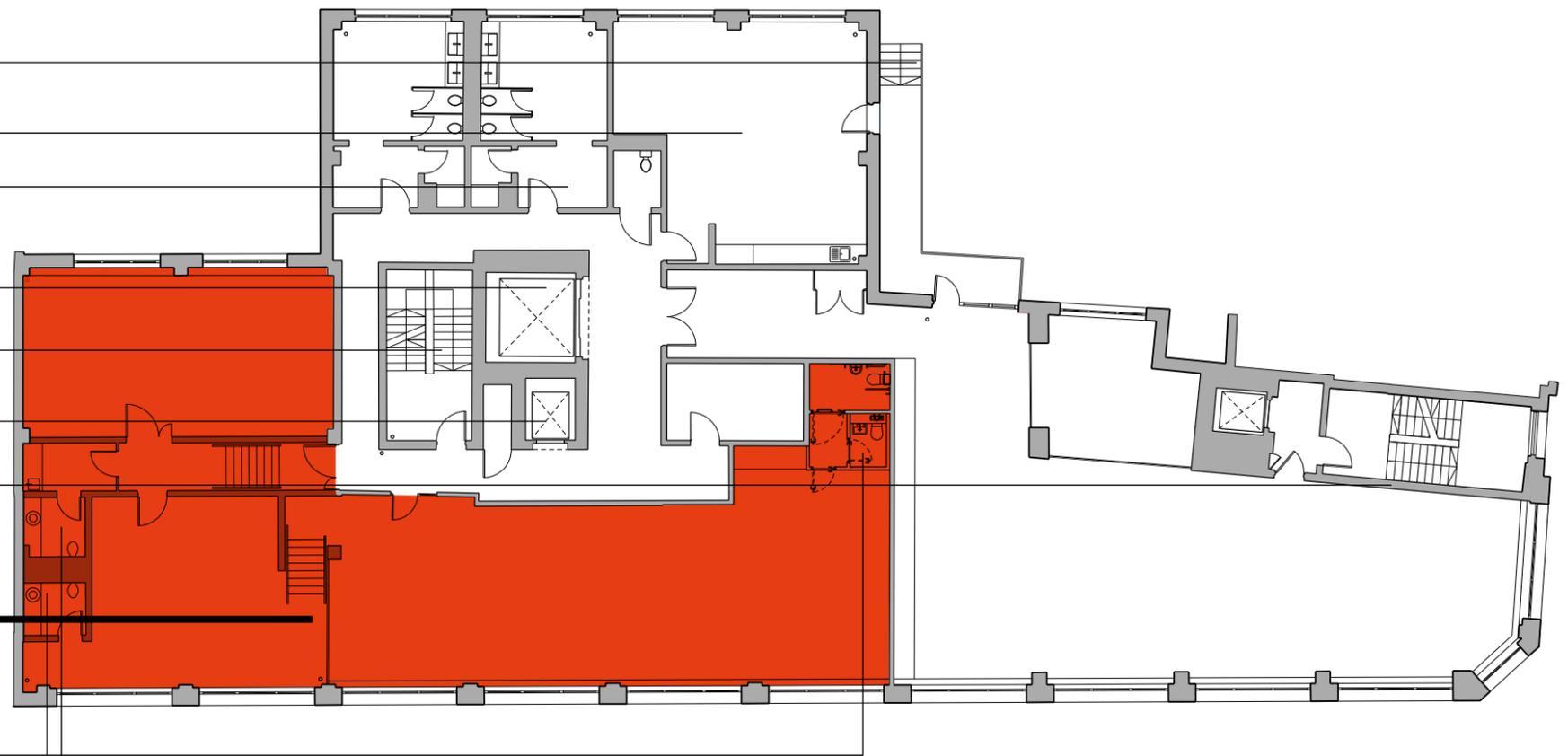
STAIRS

LIFT

FIRE EXIT

OFFICE SPACE

PROPOSED  
WC'S



MORRIS PLACE

 OFFICE SPACE



# SECOND FLOOR CAT B OPTION

## AVAILABLE SPACE

Office space: 2,697 sq ft

Desks: 36

Break out spaces: 1

WCs: 2

STAIRS TO COMMUNAL  
GARDEN TERRACE

COMMUNAL KITCHEN

COMMUNAL BATHROOMS

GOODS LIFT

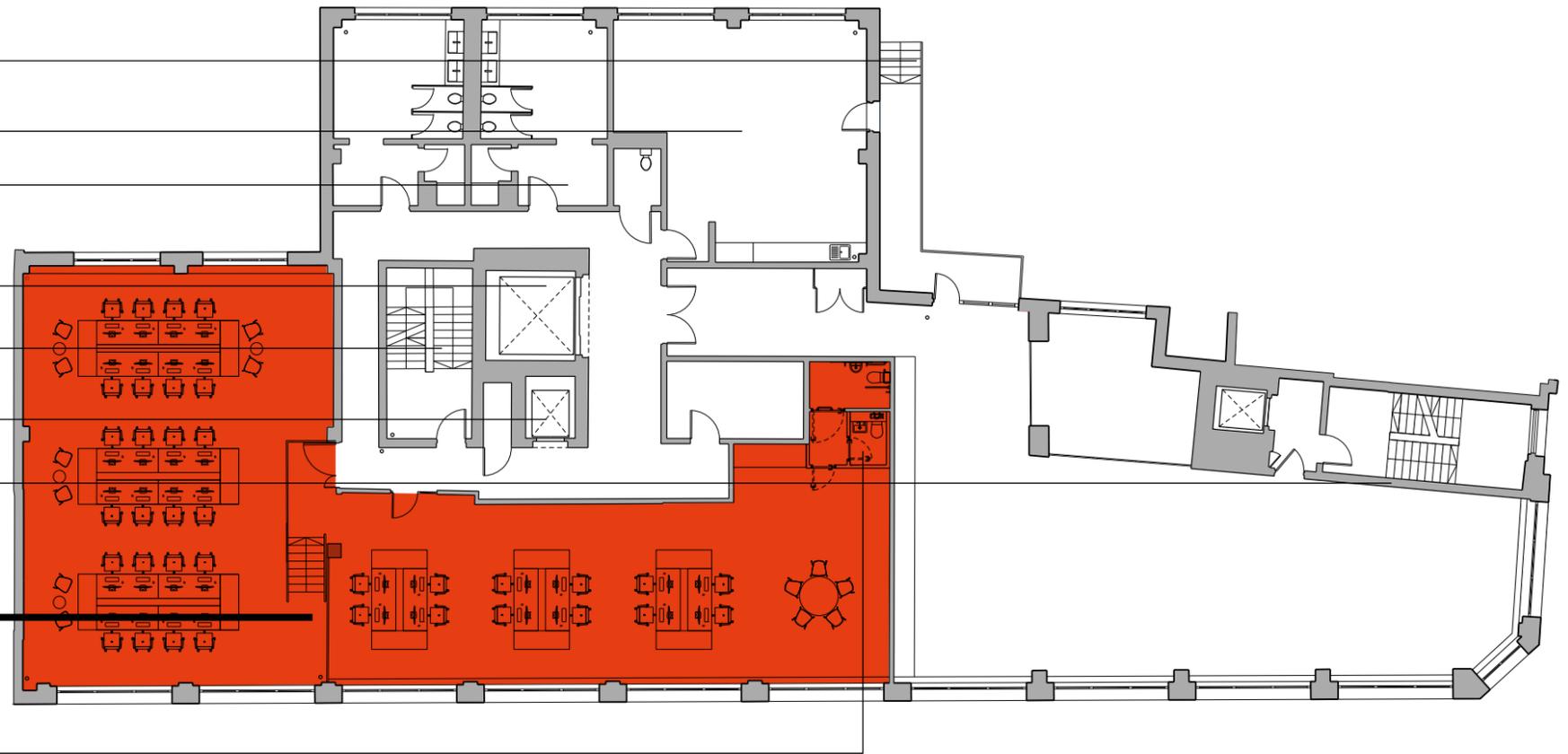
STAIRS

LIFT

FIRE EXIT

OFFICE SPACE

PROPOSED  
WC



MORRIS PLACE

 OFFICE SPACE



ART × COMMERCE × CULTURE × CONNECTIVITY



UANDIPLC.COM  
T: 020 7828 4777

## FOR MORE INFORMATION

**PILCHER ● HERSHMAN**



**JULIAN WOGMAN**  
PILCHER HERSHMAN

JULIAN.WOGMAN@PILCHERHERSHMAN.CO.UK  
T: +44 (0) 20 7399 8602  
M: +44 (0) 7834 789346

**SIMON RINDER**  
PILCHER HERSHMAN

SIMONRINDER@PILCHERHERSHMAN.CO.UK  
T: +44 (0) 20 7399 8611  
M: +44 (0) 7734 488 286

**SHAUN SIMONS**  
COLLIERS CITY FRINGE AGENCY

SHAUN.SIMONS@COLLIERS.COM  
T: +44 (0) 20 7871 7422

**OLIVER JAY**  
COLLIERS CITY FRINGE AGENCY

OLIVER.JAY@COLLIERS.COM  
T: +44 (0) 20 7871 7427  
M: +44 (0) 7903 714187

**ARTSBUILDINGLONDON.COM**

THE PILCHER HERSHMAN PARTNERSHIP LLP AND COLLIERS INTERNATIONAL PROPERTY CONSULTANTS LTD ON THEIR BEHALF AND FOR THE LESSOR OF THIS PROPERTY WHOSE AGENTS THEY ARE, GIVE NOTICE THAT: 1. THESE PARTICULARS ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE TO INTENDING LESSEES, AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. 2. WHILST THEY HAVE USED REASONABLE ENDEAVOURS TO ENSURE THAT THE INFORMATION IN THESE PARTICULARS IS MATERIALLY CORRECT, ANY INTENDING LESSEES OR THIRD PARTIES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES, SURVEYS OR OTHERWISE AS TO THEIR ACCURACY. THE AGENTS AS SUCH CANNOT BE HELD RESPONSIBLE FOR ANY LOSS OR DAMAGE INCLUDING WITHOUT LIMITATION, INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE, OR ANY LOSS OF PROFITS RESULTING FROM DIRECT OR INDIRECT ACTIONS BASED UPON THE CONTENT OF THESE PARTICULARS. 3. NO PERSON IN THE EMPLOYMENT OF THE PILCHER HERSHMAN PARTNERSHIP LLP HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. 4. UNLESS OTHERWISE STATED, ALL RENTS ARE CORRECT AT THE DATE OF PUBLICATION AND, UNLESS OTHERWISE STATED, ARE QUOTED EXCLUSIVE OF VAT. LEASE DETAILS AND SERVICE CHARGES ARE GIVEN AS A GUIDE ONLY AND SHOULD BE CHECKED AND CONFIRMED BY YOUR SOLICITOR PRIOR TO EXCHANGE OF CONTRACTS.