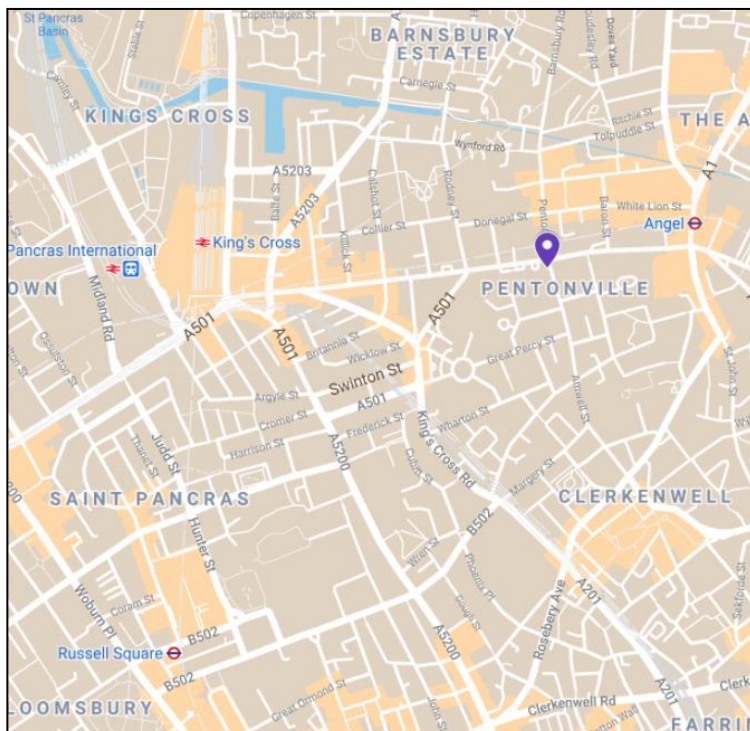


Offices to Let 1,706 Sq ft

79-89 Pentonville Road, N1 9LG

Newly refurbished office space located within close walking distance to Kings Cross & Angel



Description

The available space is located on the ground floor in this high-ceilinged building. The unit offers bright, media style offices with a self contained entrance off Pentonville Road. It also benefits from a kitchenette and suspended LED lighting throughout.

Location

The building is located on the south side of Pentonville Road on its junction with Claremont Square. Transport connections are excellent with Angel Station (Northern Line) just a 5 minute walk away and a 10 minute walk from Kings Cross Underground (Northern, Victoria, Piccadilly, Circle, Hammersmith and City & Metropolitan lines), National Railway Station and St Pancras International.

There is also a bus stop directly outside the building providing links to the City & West End.

Availability

FLOOR	SQ FT	SQ M	STATUS
Ground	1,706	158.5	Available Oct 2020
Total	1,706	158.5	

Contact us BBG Real Estate Advisers:



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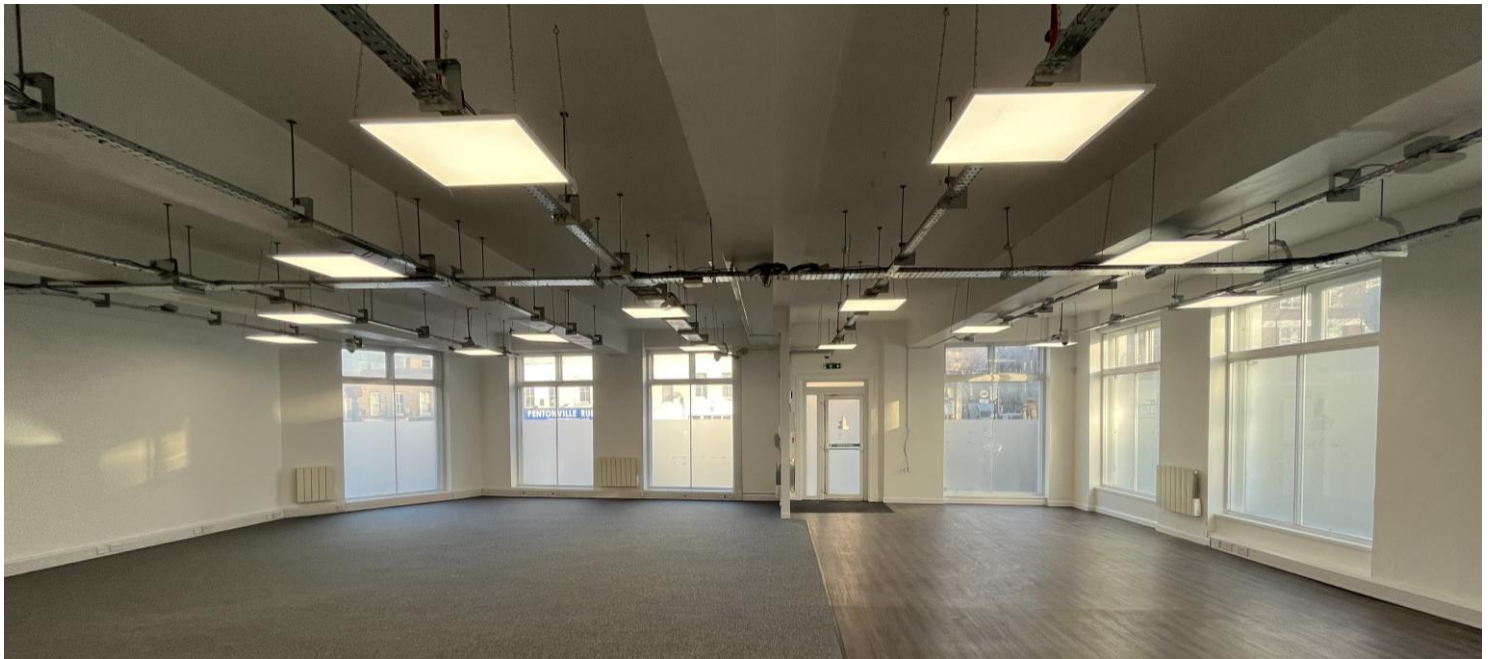


Nick Jones
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nick.jones@bbgreal.com



Amenities

- Recently refurbished offices
- Excellent natural light
- High ceilings
- Perimeter trunking
- Kitchenette
- Car parking available
- Close proximity to the exciting new Kings Cross development (see below photo)



TERMS:

A new lease is available direct from the landlord to be contracted out of the provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

RENT:

£39.50 per sq ft

RATES:

£16.30 per sq ft (20/21 est.)

S/CHARGE:

£3.40 per sq ft (est.)

VAT:

The property is elected for VAT

EPC:

Available on request.

Floor Plan

