

NEW BUILD SELF-CONTAINED OFFICES MOMENTS FROM ANGEL STATION FOR RENT/FOR SALE



66-68 Pentonville Road, Angel, N1

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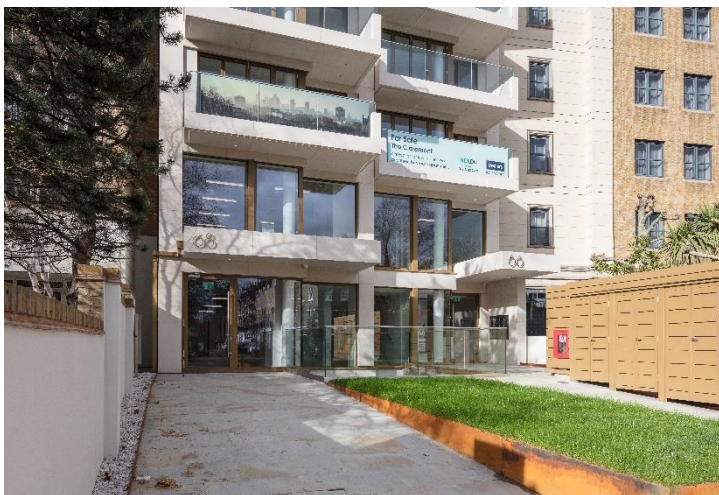
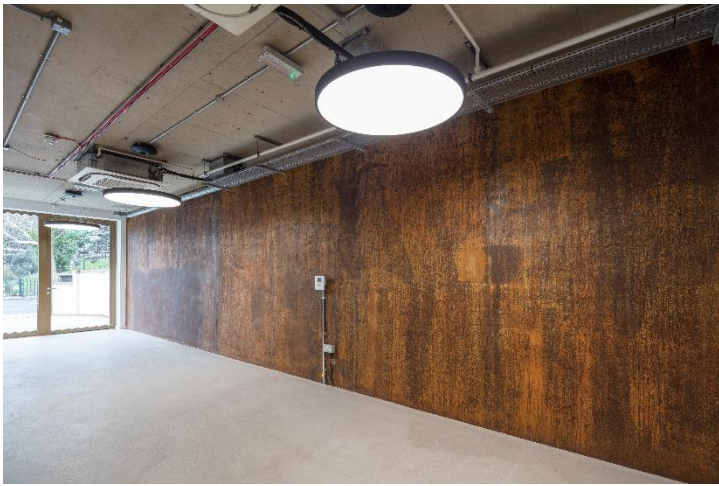
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PROPERTY

Comprising fully self-contained B1 office floors arranged over lower ground, ground, first and part second floors, within a new build mixed-use scheme built to the highest of standards. The offices have been completed to a media style finish in open plan benefitting from excellent natural light and volume throughout in addition to cut-outs providing additional natural light to the lower floors.

LOCATION

The property is situated on the northern side of Pentonville Road, close to its junction with Upper Street and only a few moments away from Angel Underground (Northern Line) and within close distance to Kings Cross and St Pancras International (underground and mainline stations). The immediate location is well served by numerous restaurants, bars, performance venues and retail outlets.

AMENITIES

The property benefits from the following amenities:

Fully self-contained offices, comfort cooling system, bespoke suspended lighting, passenger lift, exposed concrete ceiling finish, Contemporary finishes, fully accessible raised floors, dual access, secure bike storage, full height glazing in part.

LEASE

New Full Repairing & Insuring Lease for a term by arrangement with the Landlord. Alternatively, the Long Leasehold interest is available. Terms on application.

EPC

An EPC has been commissioned and is available upon request

FLOOR	SQ FT APPROX	RENT PER SQ FT	SERVICE CHARGE PER SQ FT APPROX	RATES PER SQ FT APPROX
2 ND	802	£49.50	TBC	TBC
1 ST	3,119		TBC	TBC
GROUND	1,894		TBC	TBC
RECEPTION	392	£49.50	TBC	TBC
LOWER GROUND	3,233		TBC	TBC
TOTAL	9,440	£49.50	TBC	TBC

*Ground & Lower Ground / 1st & 2nd Floors must be let together

For further information and
Inspections please contact
agents:

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These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.