

# ANGEL

# 66-68 PENTONVILLE ROAD LONDON N1

Self-Contained  
Office Premises  
Available For  
Rent In The Heart  
Of Angel Only  
Moments From  
Angel Station



## Summary

Ground – 2<sup>nd</sup> Floors

9,351 Ft<sup>2</sup> (868.7 M<sup>2</sup>) Approx.

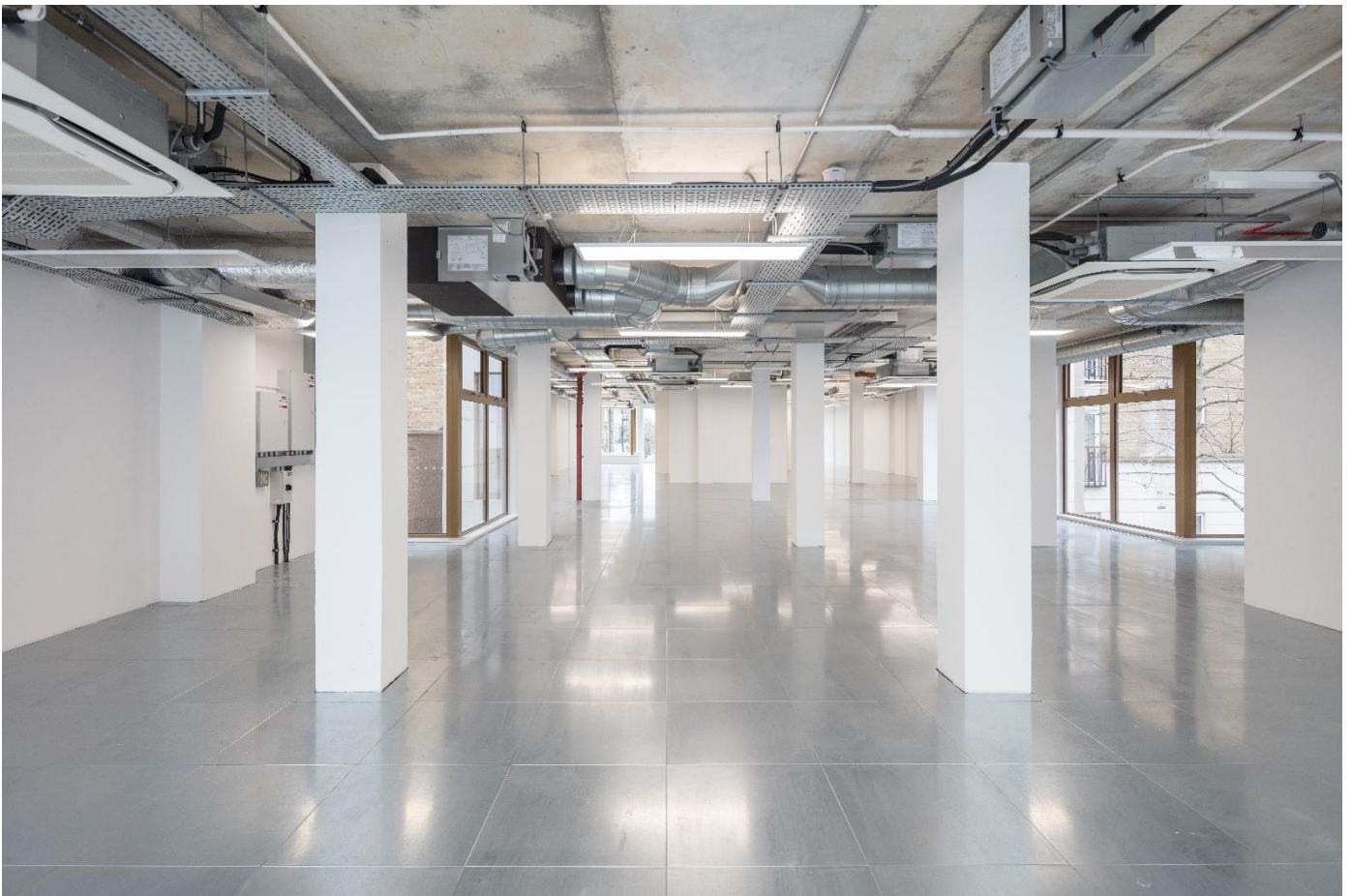
Rent | £49.50 /Ft<sup>2</sup> + VAT

## Contact us

Viewing is strictly by prior appointment  
with Colliers International through:

020 7101 2020









# AMENITIES

- Self-contained office premises available for rent
- Newly refurbished throughout
- Excellent natural daylight
- New VRF air-conditioning system
- Fully accessible metal tile raised floor
- Modern LED strip lighting
- Spacious outdoor terraces
- Demised WC and shower facilities
- Cycle Storage
- 24-hour access
- Nearest tubes – Barbican, Old Street, Farringdon & Angel Stations

# FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft <sup>2</sup> Approx.	Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Business Rates /Ft <sup>2</sup>	Availability / Status
2 <sup>nd</sup>	802				
1 <sup>st</sup>	3,119				
Ground	1,894	£49.50	TBC	TBC	Available
Reception	392				
Lower Ground	3,143				
<b>Total</b>	<b>9,351</b>	<b>£49.50</b>	<b>TBC</b>	<b>TBC</b>	<b>Available</b>

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

# TENURE

Leasehold.

# TERM

A new full repairing and insuring lease for a term by arrangement direct from the Landlord.

# VAT

The property is elected for VAT and therefore will be applicable on all outgoing.

# POSSESSION

Available immediately.

# LOCAL AUTHORITY

London Borough of Islington.



## CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

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Alternatively, please contact our joint agent Richard Susskind & Co on 020 7831 8311.