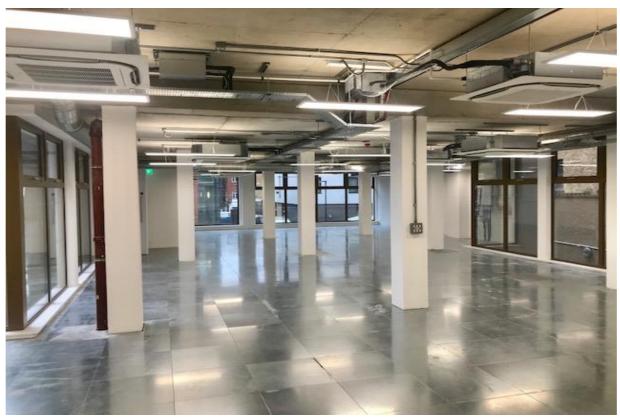
# NEW BUILD SELF-CONTAINED OFFICE SCHEME MOMENTS FROM ANGEL STATION







# 66-68 Pentonville Road, Angel, N1

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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 are to be 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 will benefit 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, full height glazing in part.

#### **LEASE**

New Full Repairing & Insuring Lease for a term by arrangement with the Landlord. The virtual freehold interest is also available. Full terms upon application.

## **EPC**

An EPC has been commissioned and is available upon request

| FLOOR           | SQ FT APPROX | RENT PER SQ FT | SERVICE CHARGE<br>PER SQ FT APPROX | RATES PER SQ FT<br>APPROX |
|-----------------|--------------|----------------|------------------------------------|---------------------------|
| 2 <sup>ND</sup> | 902          | £49.50         | Nominal                            | TBC                       |
| 1 <sup>ST</sup> | 3,317        |                | Nominal                            | TBC                       |
| GROUND          | 2,755        |                | Nominal                            | TBC                       |
| LOWER<br>GROUND | 3,428        |                | Nominal                            | ТВС                       |
| TOTAL           | 10,402       | £49.50         | Nominal                            | ТВС                       |

<sup>\*</sup>Floors are to be taken together

For further information and Inspections please contact agents:

RICHARD SUSSKIND

**COLLIERS** 

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020 7101 2020