

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



**66-68 Pentonville Road, Angel, N1**

**ASHLEY GOODMAN**

Tel: 020 7831 8311

Mob: 07973 184 329

ashley@richardsuskind.com

**JONATHAN FRANKS**

Tel: 020 7831 8311

Mob: 07796 692 665

jonathan@richardsuskind.com

## 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 PER SQ FT APPROX	RATES PER SQ FT APPROX
2 <sup>ND</sup>	902		Nominal	TBC
1 <sup>ST</sup>	3,317		Nominal	TBC
GROUND	2,755	£49.50	Nominal	TBC
LOWER GROUND	3,428		Nominal	TBC
<b>TOTAL</b>	<b>10,402</b>	<b>£49.50</b>	<b>Nominal</b>	<b>TBC</b>

\*Floors are to be taken together

For further information and  
inspections please contact  
agents:

**RICHARD SUSSKIND**  
020 7831 8311

**COLLIERS**  
020 7101 2020

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

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.