

# **FREEHOLD FOR SALE**

## **D1 PREMISES WITH REAR WAREHOUSE CLOSE TO KINGS CROSS STATION**

### **Rear Yard Area for Loading and Unloading**

158-160 PENTONVILLE ROAD, LONDON, N1 9JL  
2,540 SQ. FT (235.97 SQ. M) APPROX.



**Currell**

020 7354 5050

## LOCATION

The building is located on Pentonville Road and close to its junction with Cumming Street. This is a superb location both close to Kings Cross and Angel, Islington and a popular office location as it is easily accessible and very central.

Both Kings Cross Underground and main line station and Angel Underground Station are within a short walking distance of the subject property and numerous bus routes run along Pentonville Road.

## DESCRIPTION

Comprises a part ground, part lower ground commercial building within a commercial parade. The ground floor comprises two open plan spaces at front with kitchen and WCs on both sides. One space has suspended ceiling, wood flooring, Cat II lighting, electric wall heaters and the second space is similar but with wall mounted air conditioning and carpeted floor. At the rear of the second space is a small meeting room.

There are stairs down to the lower ground floor warehouse area where there are three WCs, a store cupboard and some low-level storage space. The main warehouse area has a fabulous ceiling height with concrete floor, rooflights, breeze block and concrete walls, fluorescent lighting and some mezzanine storage space. At the rear, there is a yard for loading and unloading.

## TENURE

Freehold with vacant possession throughout.

## SALE PRICE

**£3,000,000**, subject to contract.

## BUSINESS RATES

The current rateable value as quoted on the VOA website is £21,000. All interested parties are advised to confirm the current rates payable with the Local Authority.

## ACCOMMODATION

From on-site measurement we have calculated the following net internal areas:

FLOOR	SQ. FT	SQ. M
Ground Floor Left	410	38.09
Ground Floor Right	528	49.05
Rear Kitchens	79	7.33
Rear Room	99	9.19
Warehouse Gross Area	1,253	116.40
Mezzanine Storage	171	15.88
<b>TOTAL</b>	<b>2,540</b>	<b>235.97</b>

## SERVICE CHARGE

To be confirmed.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating – F

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

All enquiries are to go via Currell Commercial Ltd.

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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