

**NEWLY DEVELOPED  
PLUG & PLAY OFFICE  
SPACE**

**66-68 PENTONVILLE  
ROAD  
ISLINGTON  
N1**

**1,964 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**

## DESCRIPTION

As well as plenty of desk space, this ground floor office also houses meeting rooms and collaboration zones. The modern suspended LED lighting perfectly complements the excellent natural light that makes the space feel vibrant. Exposed air-con units and concrete soffit further adds to the unique aesthetic. The space also includes two private terraces and loading provisions directly to the unit.

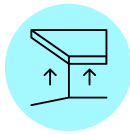
## AMENITIES



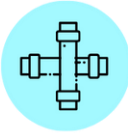
FULLY FITTED



EXCELLENT NATURAL LIGHT



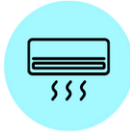
GREAT CEILING HEIGHTS



EXPOSED SERVICES



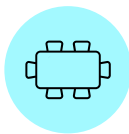
DDA COMPLIANT



AIR CONDITIONING



COURTYARD



MEETING ROOMS



EXCELLENT  
TRANSPORT LINKS

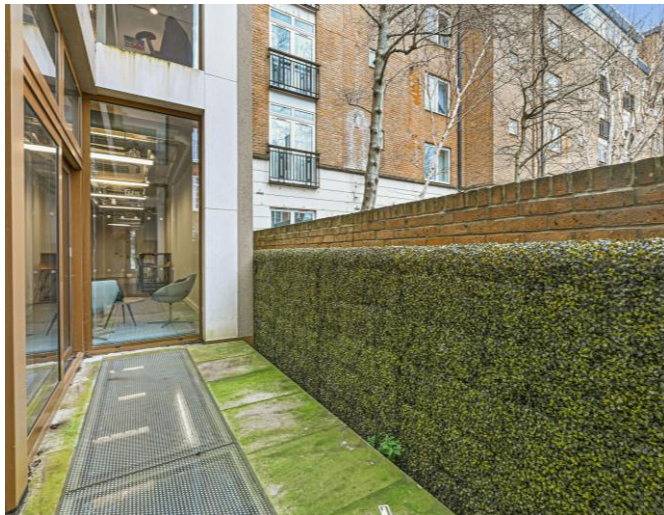
## PLUG & PLAY WORKSPACE IN THE HEART OF ISLINGTON





# BELCOR

66-68 PENTONVILLE ROAD  
ISLINGTON N1



### TRANSPORT

Angel Station - 5 mins



Kings Cross St Pancras - 10 mins

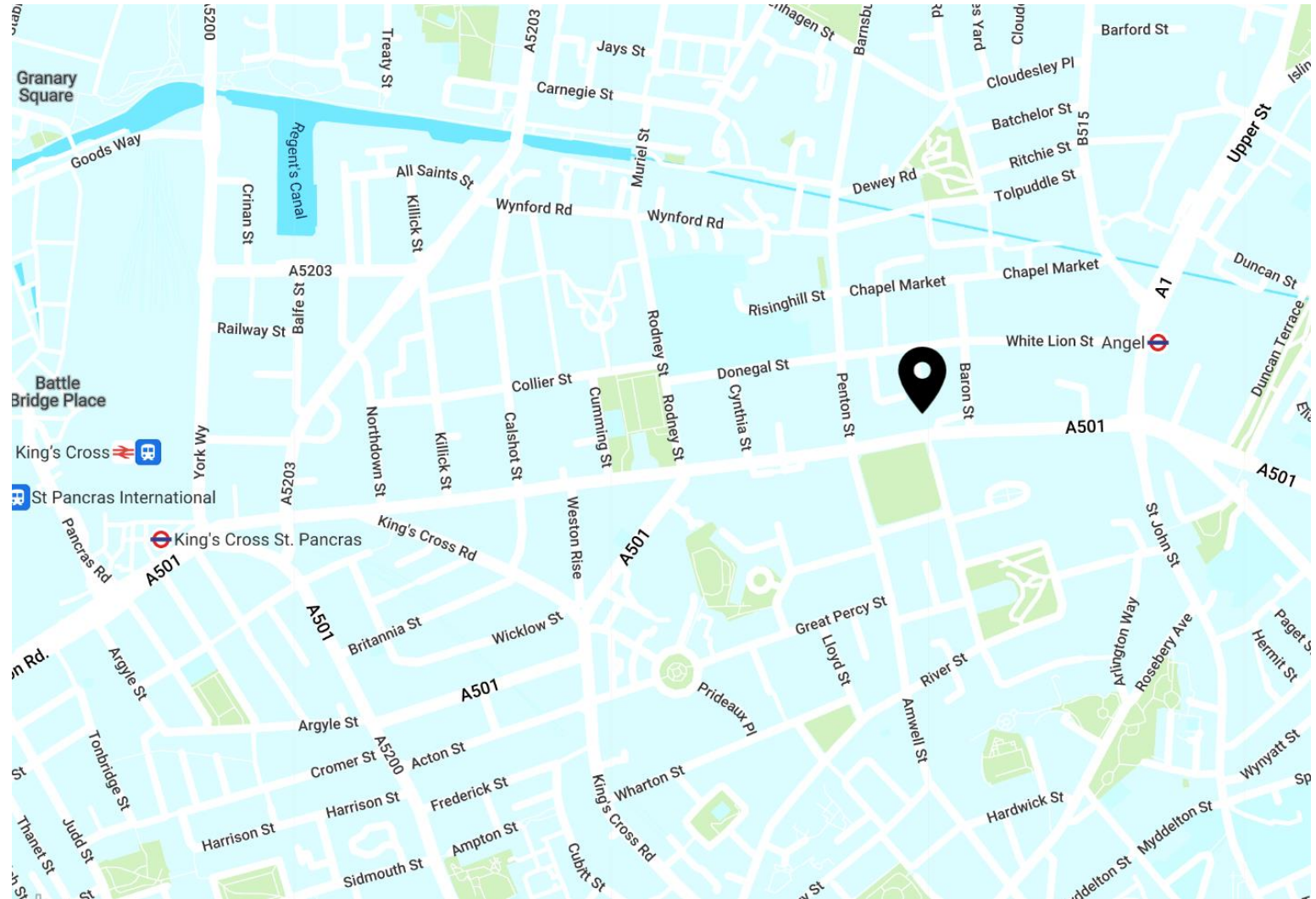


### AREA

The property occupies a prime position, just a few hundred meters from Angel station and within a 10 minute walk of Kings Cross St Pancras, London's best connected transport hub and ideal for connections north of London, or via Eurostar to Europe.

The area benefits from a wide variety of amenities such as local favorites including Ottolenghi, Meat Liquor, Chapel Market, 1Rebel and Virgin Active.

### LOCATION





## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PCM
Ground floor	1,964	Available	£29.50	£22.55	£10.00	£10,155.52

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act

## TIMING

Available immediately.

## CONTENT

View on our website



## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

## VAT

VAT is applicable.

## VIEWINGS VIA SOLE AGENTS

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### BELCOR

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## TEAM

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### MARCUS GODFREY AGENCY



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