



## UNIT 1 ANGEL HOUSE 20-32 PENTONVILLE N1 9HJ

**£28,000 PER ANNUM**

Perfectly positioned situated between City Road and Angel station and just to the north of Old Street and the 'Tech City Hub'. The area offers a wealth of amenities including great cafes and restaurants, set in a historical village style environment with excellent transport links.

The property has just been extensively refurbished featuring mood and led lighting throughout, 2 private office rooms, arranged over two floors and features a kitchen and W/C

Viewings  
Via Sole agents Hemmingfords

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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