



OFFICE TO LET

## 123 PENTONVILLE ROAD

London, N1 9LZ

HIGHLY PRESENTABLE KING'S CROSS SELF-CONTAINED HQ OPPORTUNITY

4,500 TO 18,000 SQ FT (418.06 TO 1,672.25 SQ M)



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## DETAILS



### DESCRIPTION

The building was redeveloped in 2015 with the addition of a new top floor and roof terrace amenity. The space is fully fitted and available immediately by way of an assignment of a protected lease to March 2031 subject to a tenant-break in March 2028. Alternatively, the accommodation is available through a new sub-lease(s) in it's entirety or on a floor by floor basis, on lease held outside the 1954 Act up until March 2028.

### ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	4,151	385.64	Let
4th	4,493	417.41	Available
3rd	4,550	422.71	Available
2nd	4,542	421.97	Available
1st	4,546	422.34	Available
Ground	3,469	322.28	Let
<b>Total</b>	<b>25,751</b>	<b>2,392.35</b>	

### KEY FEATURES

- Fully fitted office accommodation
- Rooftop Garden
- VRF Air Conditioning

### OUTGOINGS

- Rates: £21.50 per sq ft
- Service charge: 12.50
- EPC: B (31)

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TO REQUEST A VIEWING CALL US 0207 338 4000



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## LOCATION



123 Pentonville Road is a modern office property located centrally between King's Cross and Angel. The property occupies a prominent position on the south side of Pentonville Road between its junctions with Penton Rise and Claremont Square.

Pentonville Road benefits from excellent road, bus and London underground links. Angel and King's Cross St Pancras stations are all within 7 minutes walking distance providing access to 6 of London's underground lines.

King's Cross St Pancras is now regarded as the best connected transport hub in Europe and with Euston station close by, these stations provide multiple national and international transport connections.

### CONTACT US

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