

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)



www.realestate.bnpparibas.co.uk



### **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
Total	25,751	2,392.35	

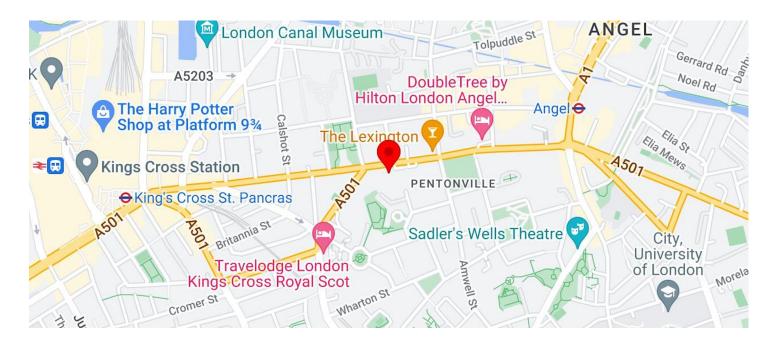
#### **KEY FEATURES**

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

#### **OUTGOINGS**

- Rates: £21.50 per sq ft
- Service charge: 12.50
- **FPC**· B (31)

## **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**

Robert Rooney 07469 403 225

robert. rooney @ real estate. bnpp a ribas

Ben Thomson 0207 338 4815

ben. thomson@bnpparibas.com

Ben Rainbow

ben.rainbow@realestate.bnpparibas

Jacob Foy 07531 532 526

jacob.foy@realestate.bnpparibas

BNP Paribas Real Estate (City Agency, City Office Leasing)

5 Aldermanbury Square, London, EC2V 7BP

www.realestate.bnpparibas.co.uk 0207 338 4000 realestate.enquiries@bnpparibas.com linkedin.com/company/bnp-paribas-realestate/@BNPPRE\_UK

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by AgentsInsight / Generated on 11/10/2023









