

123 PENTONVILLE ROAD, KING'S CROSS, N1
FULLY FITTED & FURNISHED FLOORS
4,493 – 18,131 SQ FT

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Location

Pivotal, 123 Pentonville Road is a modern office development located centrally between the highly popular submarkets of 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 underground links. King's Cross St Pancras and Angel stations are both within 7 minutes walking distance providing access to 6 different London underground lines.

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

Description

The building was comprehensively refurbished in 2015 with the addition of a new top floor and rooftop terrace amenity. The floors are offered by the current tenant, fully fitted and furnished.

Specification

- Fully fitted & furnished
- VRF air conditioning
- Full access raised floors
- Plasterboard ceilings with suspended LG7 lighting
- High presentable contemporary reception
- Commissionaire
- 2 x 8-person passenger lifts
- Secure cycle storage
- Shower & locker facilities
- Rooftop garden terrace
- Landscaped rear garden courtyard
- Car parking

Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Fourth floor	417.4	4,493
Third floor	422.7	4,550
Second floor	422	4,542
First floor	422.3	4,546
Total GIA	1,638.4	18,131

Business Rates

£21.50 per sq ft (approximate)

EPC

Rating of 'B – 31'

Rent

From £57.50 per sq ft

Terms

Available via sublease terms through to February 2028.

Viewing

By appointment through the sole agents, Gerald Eve LLP.

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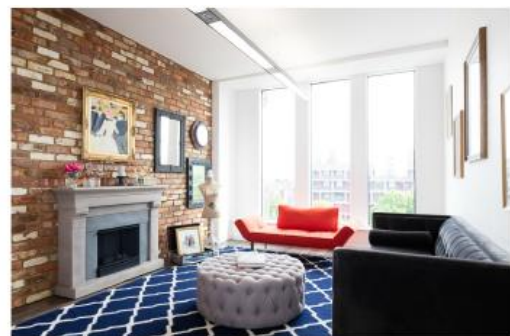
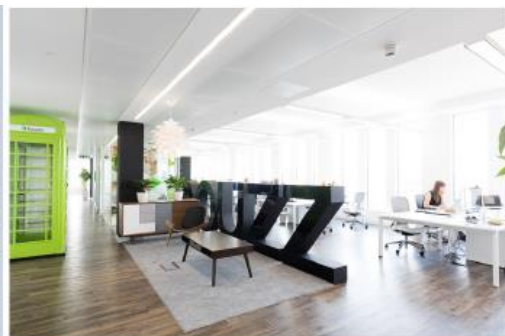
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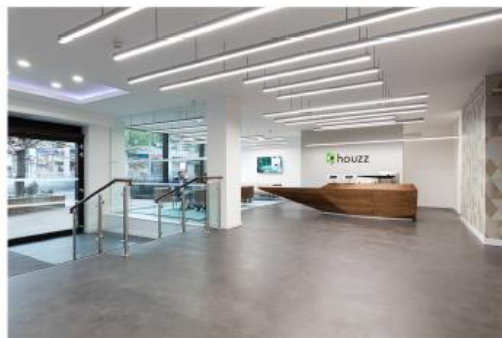
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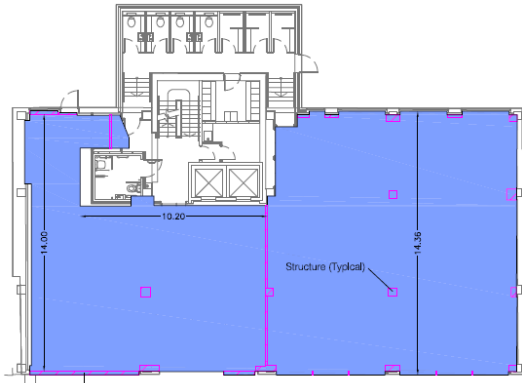
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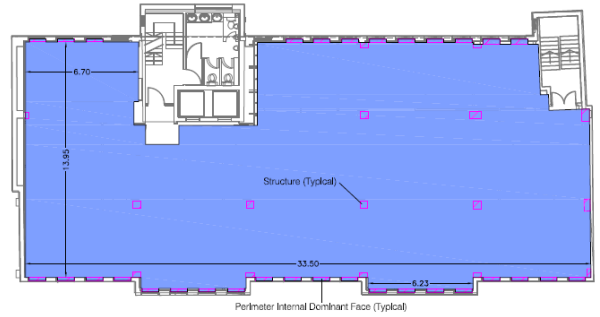




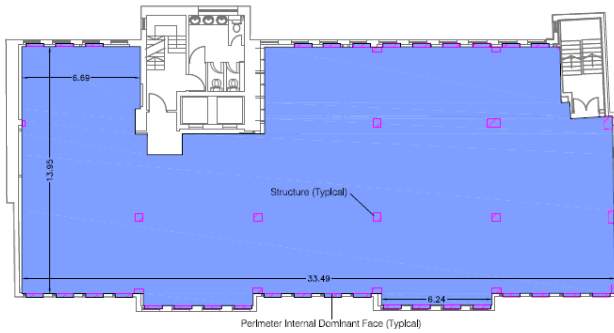




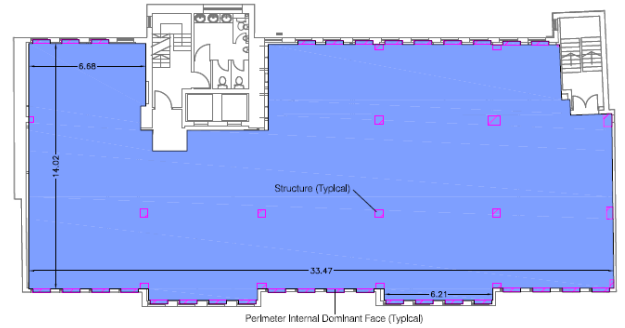
Ground Floor



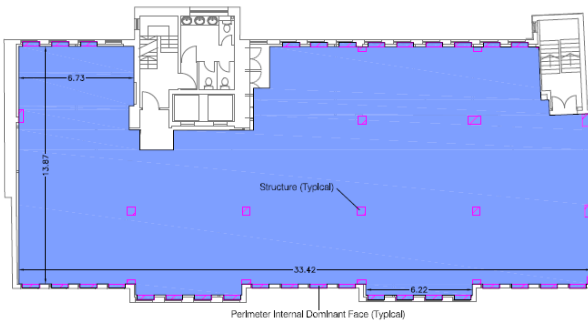
1st Floor



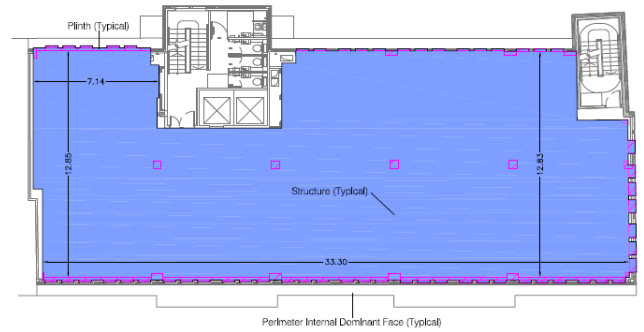
2nd Floor



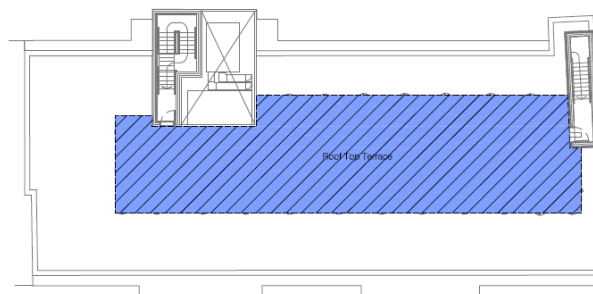
3rd Floor



4th Floor



5th Floor



Roof Terrace