

# CALEDONIA HOUSE

KING'S CROSS

**223 Pentonville Road**

3,790 sq ft - 17,715 sq ft contemporary remodelled office space

# BUILDING

Up to 17,715 sq ft of comprehensively refurbished and thoughtfully designed office space – offering both CAT A and plug & play floors.

New end of trip facilities have been completed to accommodate an active lifestyle. This includes new bike racks, showers and locker facilities.



# RECEPTION

A remodelled reception with a dedicated commissionaire. There is ample room to meet and greet clients and is fully DDA compliant.



## SUMMARY SPECIFICATION



Comprehensive refurbishment



Newly remodeled reception with an onsite commissionaire



Fully fitted 1st floor



Flexible floor plates with excellent natural light



EPC B



Air conditioning



Shower facilities



Bike storage



# AVAILABILITY



FLOOR	SPEC	SQ FT	SQ M
3rd	CAT A*	4,747	441
2nd	CAT A*	4,755	442
1st	FULLY FITTED	4,424	411
LG	CAT A*	3,790	352

\*CAT A floors can be offered fully fitted, subject to terms





1st Floor kitchen and breakout area



1st Floor meeting booths





# 1ST FLOOR

4,424 sq ft / 411 sq m

- Office floor
- Core

- 2 meeting rooms
- 3 zoom rooms
- 38 open plan desks
- 2 4-person booths
- 1 waiting area / work lounge
- 2 breakout areas
- 1 teapoint



PENTONVILLE ROAD



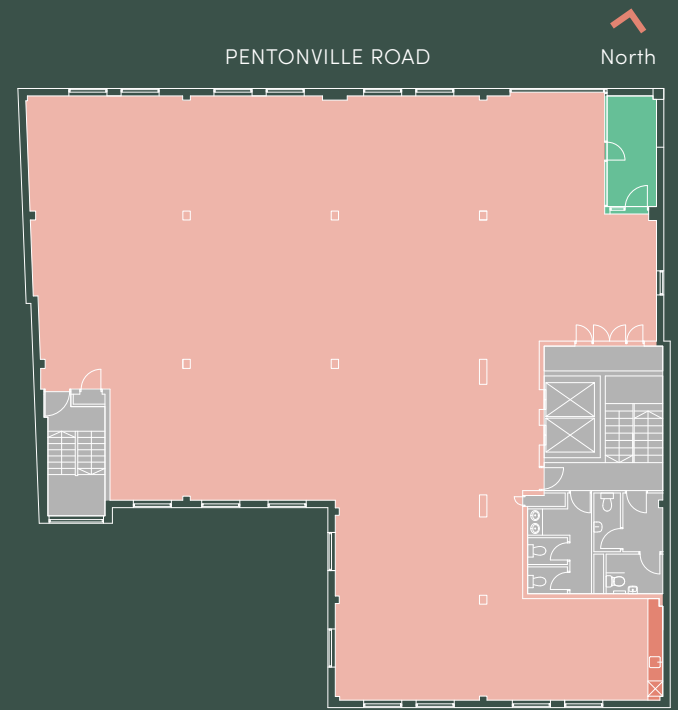


CAT A Floor

## 3RD FLOOR

4,747 sq ft / 441 sq m

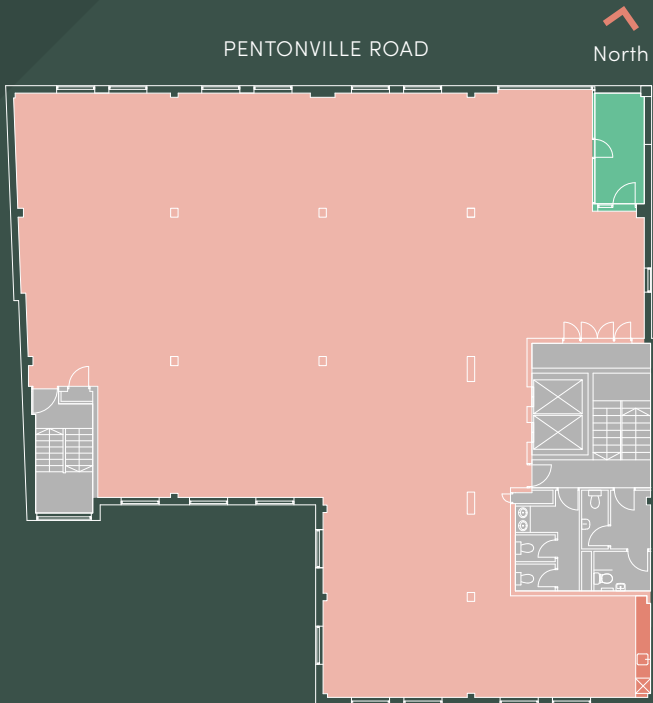
- ◆ Office floor
- ◆ Balcony
- ◆ Core



## 2ND FLOOR

4,755 sq ft / 442 sq m

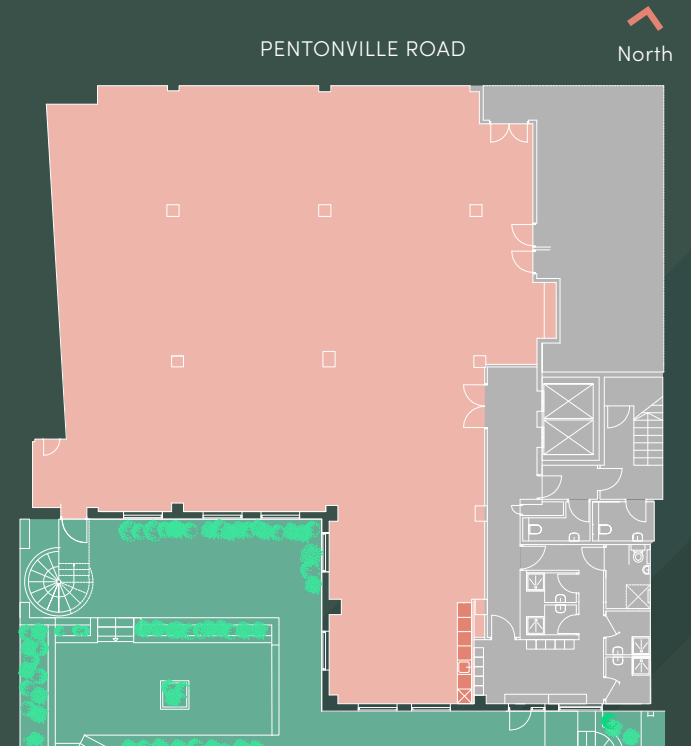
- ◆ Office floor
- ◆ Balcony
- ◆ Core



## 1G FLOOR

3,790 sq ft / 352 sq m

- ◆ Office floor
- ◆ Courtyard
- ◆ Core







Canalside Green Steps, Regent's Canal



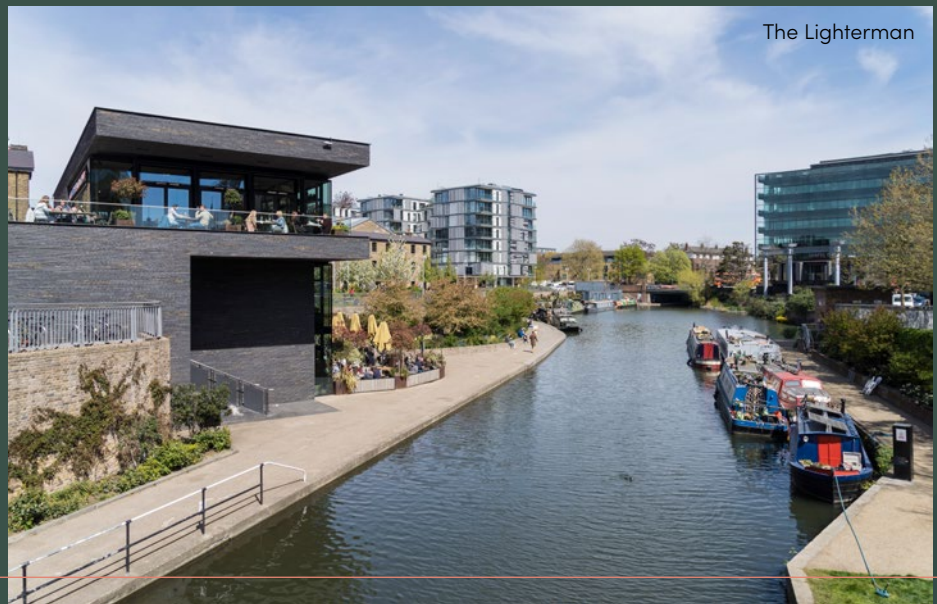
Coal Drop's Yard

# LOCATION

King's Cross has benefited from a huge amount of new development in recent years, becoming a lively destination with hubs including Coal Drops Yard and St Pancras Square. The area is full of fashionable restaurants including Vinoteca and Caravan as well as excellent shopping at Aesop, Samsung and Nike among others.



Granary Square Brasserie



The Lighterman





# TRAVEL

DESTINATION	MINUTES
Bank	8
Paddington	14
Westminster	13
London Bridge	14
Waterloo	16
Canary Wharf	22
Heathrow	33
Gatwick	46
Paris	138

All times from King's Cross St Pancras.  
Data from Google Maps.





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**JAMIE QUINN**

jamie.quinn@colliers.com

07909 858347

**TOM TREGONING**

tom.tregoning@colliers.com

07765 258526



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**JOSHUA MILLER**

jm@compton.london

07917 725365

**SAMANTHA JO ROBERTS**

sr@compton.london

07704 343032

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