



123 Pentonville Road, King's Cross, N1

FULLY FITTED & FURNISHED FLOORS
4,546-13,589 SQ FT

LOCATION

Pivotal, 123 Pentonville Road is a modern office development located 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 floors are delivered fully fitted, ready for immediate occupation. Building amenities include a shared roof-top terrace offering excellent views, as well as a private communal garden courtyard

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



Reception

FLOOR AREA

| DESCRIPTION | FLOOR AREA (SQM) | FLOOR AREA (SQ FT) |
|-----------------------|------------------|--------------------|
| 4 th Floor | 417.4 | 4,493 |
| 3 rd Floor | 245.9 | 4,550 |
| 1 st Floor | 422.3 | 4,546 |
| TOTAL NIA | 440.7 | 4,744 |

TERM

Available via sublease terms through to February 2028.

RENT

57.50 per sq ft

BUSINESS RATES

£26.29 per sq ft

SERVICE CHARGE

£13.50 per sq ft (approximate)

EPC

Available upon request.

VIEWING

By appointment through the sole agents, Newmark Gerald Eve LLP. Agent details on rear of Particulars.



Communal Roof Terrace.



For further information please contact:

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Particulars issued: January 2025