

10-4 PENTONVILLE ROAD, ANGEL N1
AVAILABLE: 2,185-29,472 SQ FT

TEN FOURS LONDON



TEN FOUR LDN

Boldly reimagined behind a striking brick façade, Ten Four LDN commands a prominent position directly adjacent to Angel Station, at the intersection of London's most dynamic districts, between King's Cross and Old Street. This redevelopment offers a rare opportunity for ambitious businesses to thrive in a creative, hyper-connected location.

Whether you're seeking a fully fitted solution or a blank canvas to make your own, spaces from 2,185–29,472 SQ FT are ready to adapt to your vision.



LOCATION



LOCATION

RESTAURANTS & CAFES

1. 411
2. GAILS
3. BANANA TREE
4. ZEIT FÜR BROT (THE GERMAN BAKERY)
5. DIM SUM DUCK
6. BROTHER MARCUS
7. L'ANGELO CAFÉ
8. THE LEXINGTON
9. DAME ALICE OWEN
10. THE TAMIL PRINCE
11. GEORGE & MONKEY
12. JAM DELISH
13. SASA
14. CRUDOUGH
15. LITTLE GEORGIA ISLINGTON
16. FLAT IRON
17. DISHOOM
18. TANKATSU
19. THE CASTLE
20. MARCO PIERRE WHITE STEAKHOUSE
21. THREE JOHNS
22. PIG & BUTCHER
23. JOLENE

HOTELS

1. DOUBLETREE HILTON HOTEL
2. HOTEL NHOW
3. THE ZETTER TOWNHOUSE

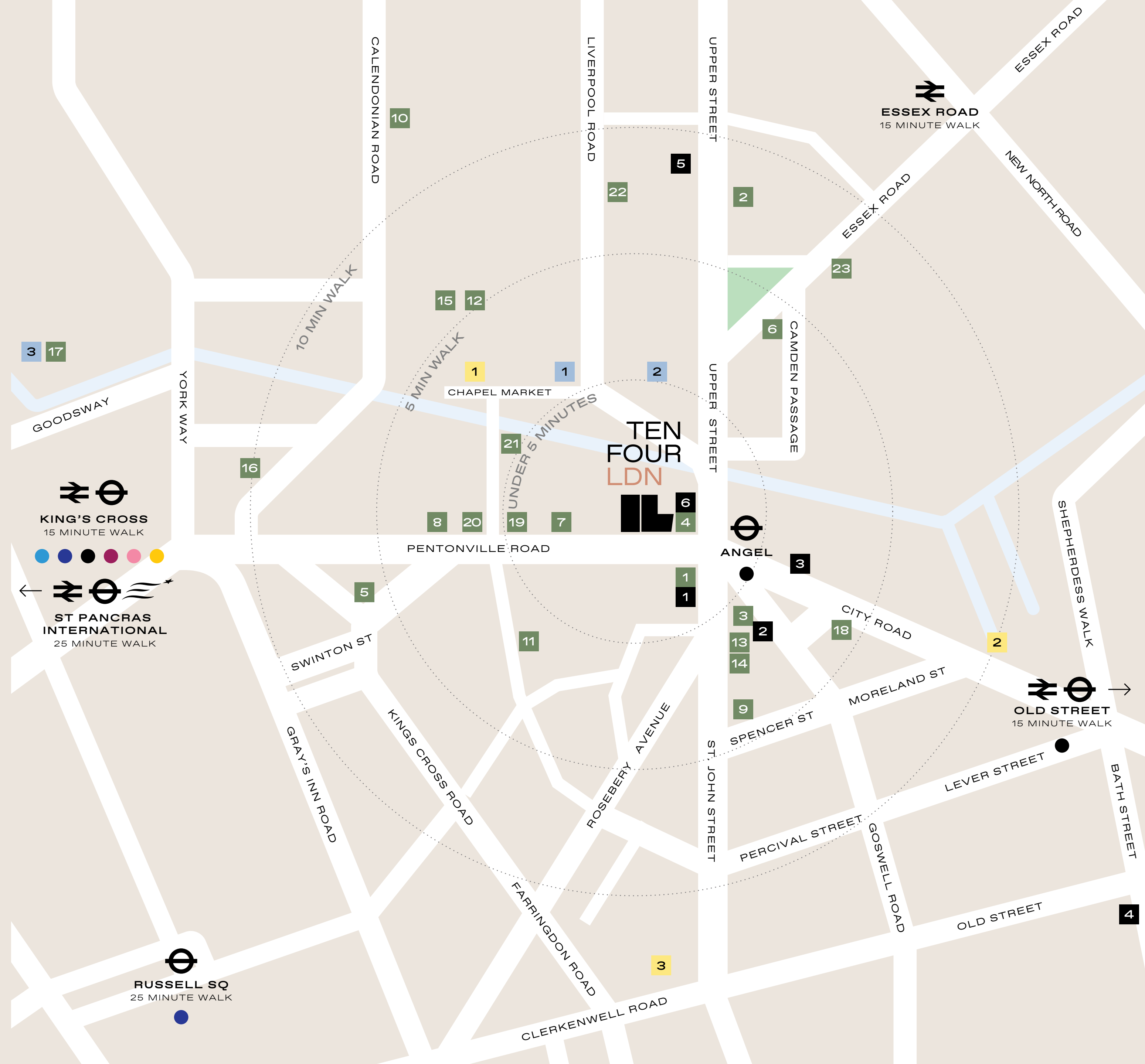
RETAIL

1. CHAPEL MARKET
2. ANGEL CENTRAL
3. COAL DROPS YARD

GYMS

1. 1REBEL
2. THE GYM GROUP
3. ANYTIME FITNESS
4. ÉNERGIE FITNESS OLD STREET
5. THIRDSPACE
6. PILATES HQ

4. TEN FOUR LDN





KING'S CROSS

 15 MINUTE WALK



ST PANCRAS INTERNATIONAL

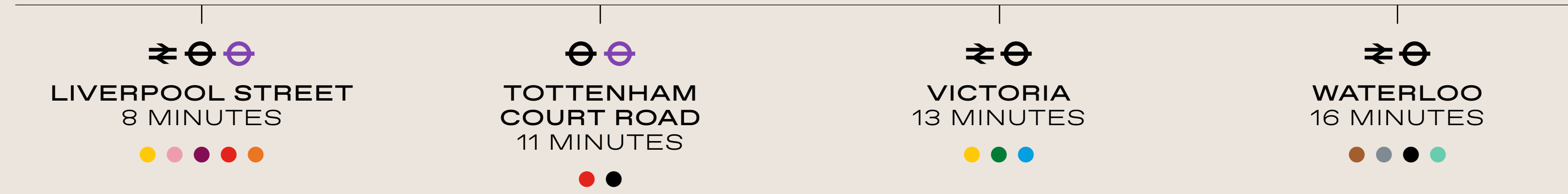
 25 MINUTE WALK

CONNECTIVITY

TEN FOUR boasts exceptional connectivity, situated at a key transport hub in Angel Islington, offering seamless access to both national and international travel routes.



KEY TRANSPORT HUBS



DIRECT LINKS



LONDON'S NEW POWER CORNER

Between Icons: Angel, King's Cross & Old Street

TEN FOUR is perfectly placed at the centre of London's tech and innovation axis, between the buzz of Old Street and the global connectivity of King's Cross.

Angel's eclectic charm includes the vibrant Camden Passage, a gem for antique lovers and the perfect spot for a lunchtime stroll. When it comes to food, you're spoiled for choice: savour brunch at Ottolenghi or wind down the day with delicious sourdough pizza at Crudough.

TEN FOUR puts your business at the centre of London's most dynamic commercial triangle, built for speed, creativity, and connection.



1. OTTOLENGHI
2. KING'S CROSS STATION
3. GAIL'S



- 1. COAL DROPS YARD
- 2. KING'S CROSS STATION
- 3. PACIFIC WINES
- 4. OLD STREET STATION
- 5. CAMDEN PASSAGE

NEIGHBOURING BUSINESSES

Businesses choose Angel for its unbeatable connectivity and vibrant atmosphere. Just one stop from King's Cross on the Northern Line, Angel Station offers direct links to the City, West End, and major transport hubs. It's minutes from international rail at St Pancras and national services at Euston. Heathrow, Gatwick, and Luton airports are all easily accessible via nearby rail and tube connections, ideal for international travel. With fast access, a lively mix of offices, shops, and creative spaces, Angel is a smart choice for companies that want central convenience without Central London prices.



 **Expedia**

 **ABBNEY ROAD**

 **World
Cancer
Research
Fund**

 **wayfair**

e.l.f.

OLIVER

moneyfarm

BUILDING



A DESTINATION DESIGNED TO INSPIRE

Tenants benefit from premium commuter facilities, vibrant meeting and event spaces, beautifully crafted communal areas, generous bike storage, and a brand new café hub, everything here is built to bring people together and elevate the everyday.

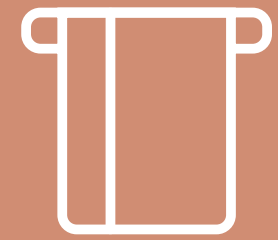
Located in the heart of Angel, TEN FOUR LDN sets a new benchmark for modern working.

LOWER GROUND FLOOR CO-WORKING
AND EVENT SPACE

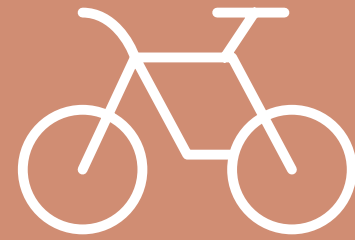


AMENITIES

Newly Refurbished
End of Journey Facilities
Showers/Lockers



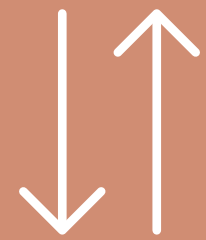
Bike Parking



Cafe
Ground Floor with outdoor
seating



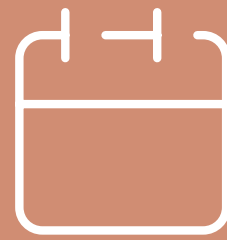
Lift Access



Bookable Meeting
Facilities



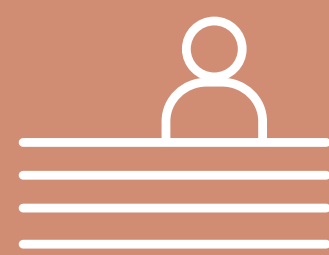
Town Hall / Presentation
Space



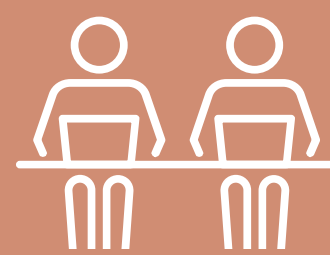
DDA Compliant



Manned Reception



Co-working or Fixed Desks



MAIN LOBBY



MAIN LOBBY



CAFÉ / BAR AREA



BALANCED ZONES FOR WORK AND WELLBEING

The Ground & Lower Ground Floors are thoughtfully zoned to support every working style, from quiet corners and acoustic pods for focused work, to collaborative lounges and breakout areas that spark ideas and connection.

Whether you're after a dedicated desk for the day, a high-spec meeting room, or a stylish venue to host your next event, TEN FOUR makes it happen—whatever your day demands.



AVAILABILITY

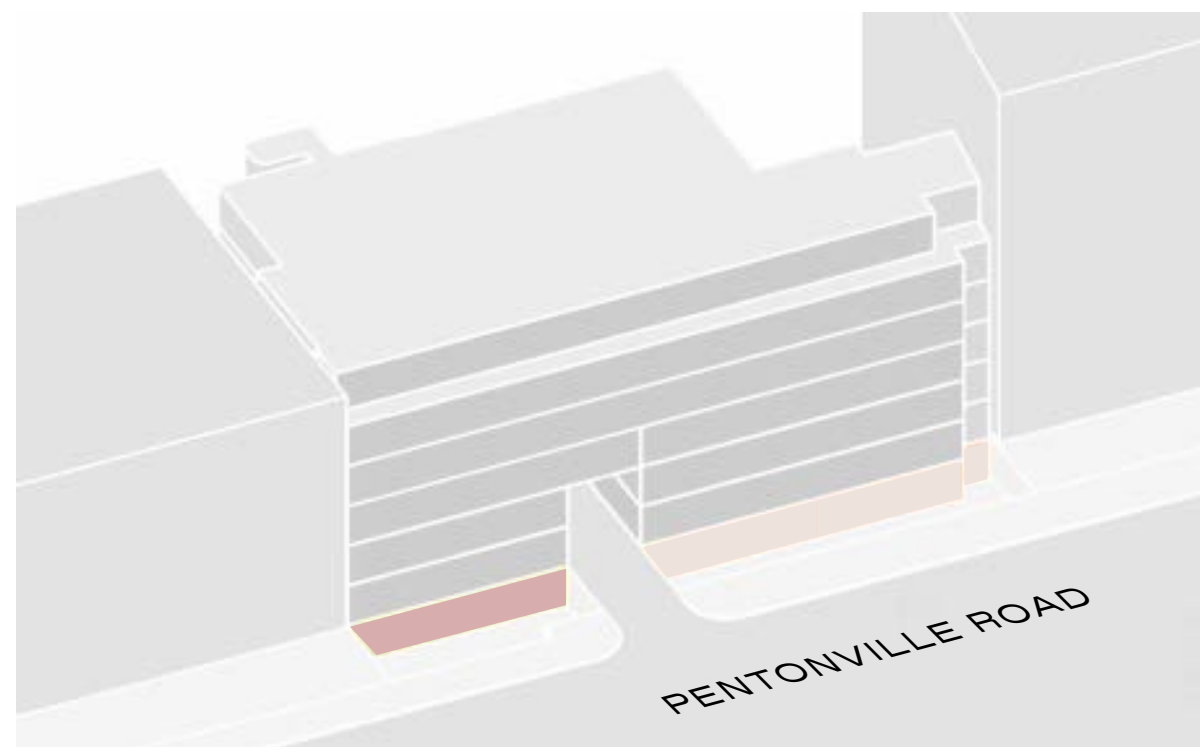
BUILDING TEN

BUILDING FOUR

FLOORS	USE	FIT OUT	AREA SQ FT	USE	FIT OUT	AREA SQ FT
5	OFFICE	UN-FITTED	8,267	AVAILABLE SEPTEMBER 2025		
	TERRACE					
4	OFFICE	UN-FITTED	9,106	AVAILABLE SEPTEMBER 2025		
3	OFFICE		LET			
2	OFFICE		LET	OFFICE		LET
1	OFFICE	UN-FITTED	3,014	SERVICED OFFICE	FITTED	3,972
G	OFFICE	UN-FITTED	2,928	TENANT LOUNGE	-	-
				CAFE: LET		
LG	OFFICE	UN-FITTED	2,185	TENANT LOUNGE	-	-

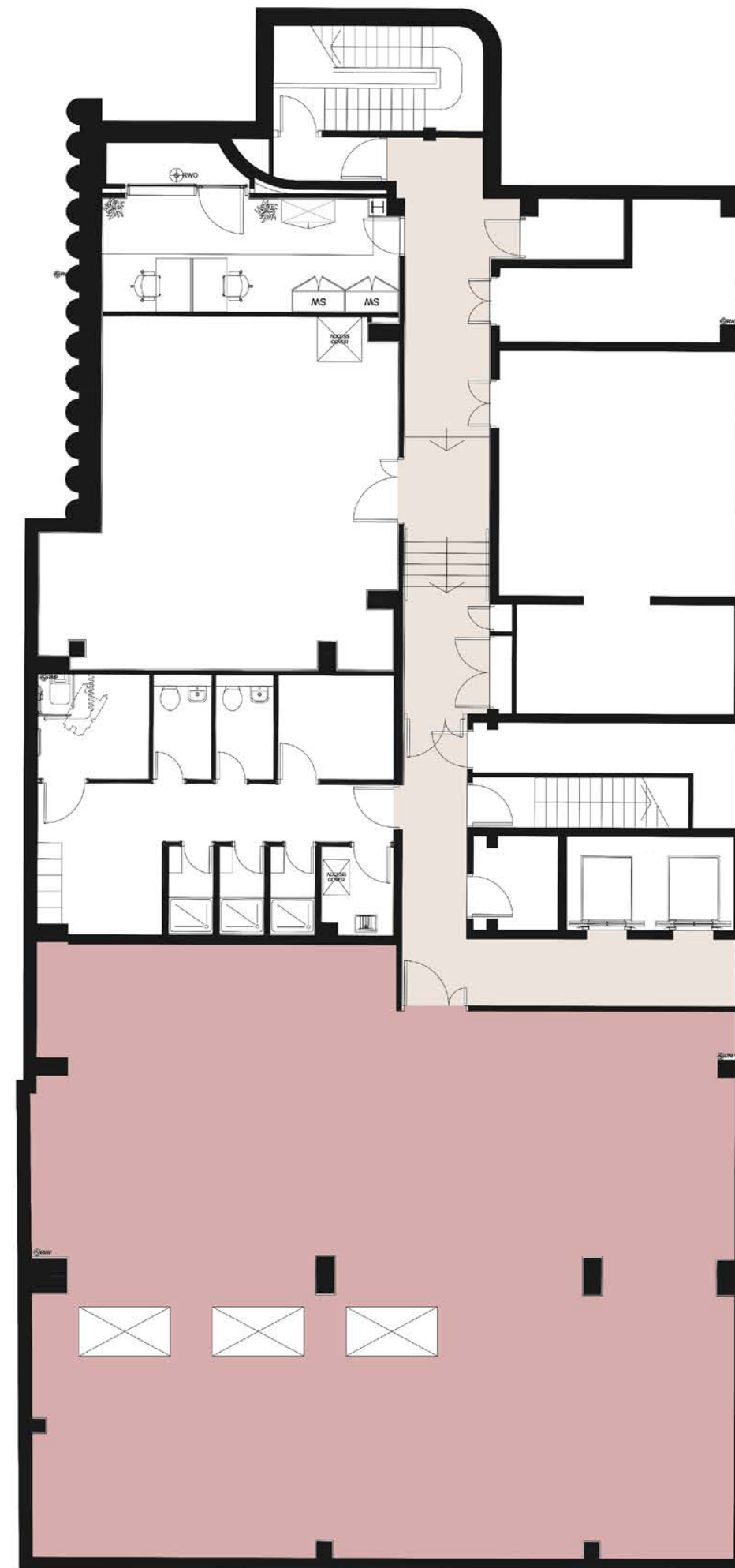
LOWER GROUND FLOOR COWORKING SPACE

BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	CO-WORKING
AREA (SQ FT)	2,185	2,734



- UNFITTED
- COMMON AREA
- COWORKING

UNFITTED



NO. 10

FITTED



NO. 4

LOWER GROUND FLOOR COWORKING SPACE



LOWER GROUND FLOOR COWORKING SPACE

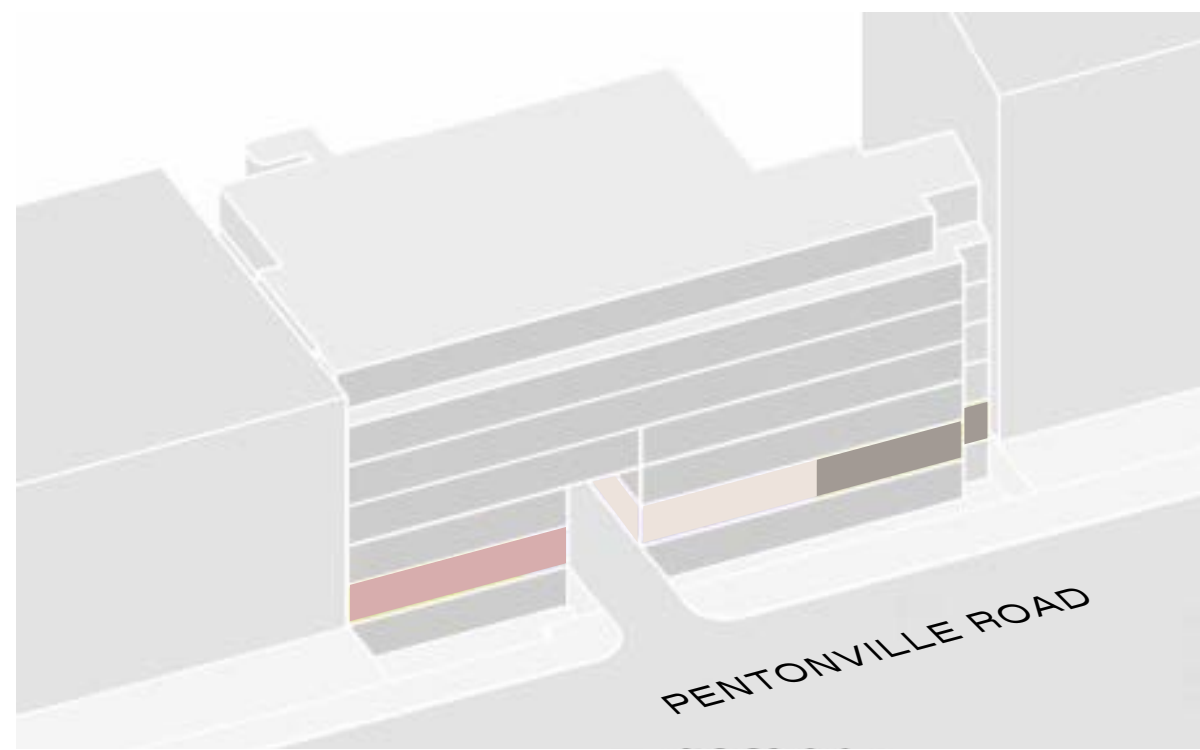


LOWER GROUND FLOOR COWORKING SPACE



GROUND FLOOR

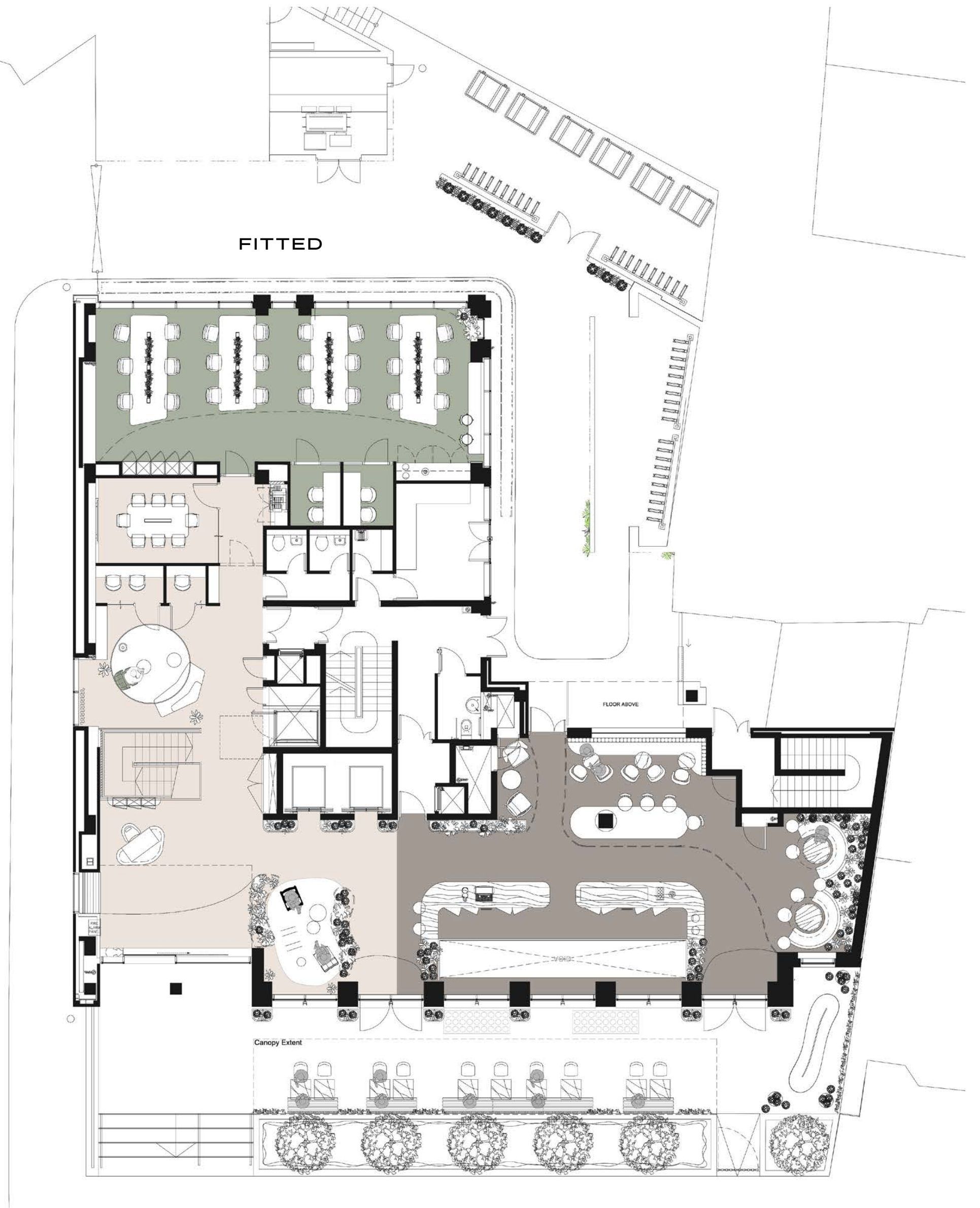
BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	COWORKING
AREA (SQ FT)	3,014	3,972



- UNFITTED
- COMMON AREA
- COWORKING
- CAFÉ & TERRACE



ANGEL MEWS



PENTONVILLE ROAD

GROUND FLOOR
COWORKING SPACE

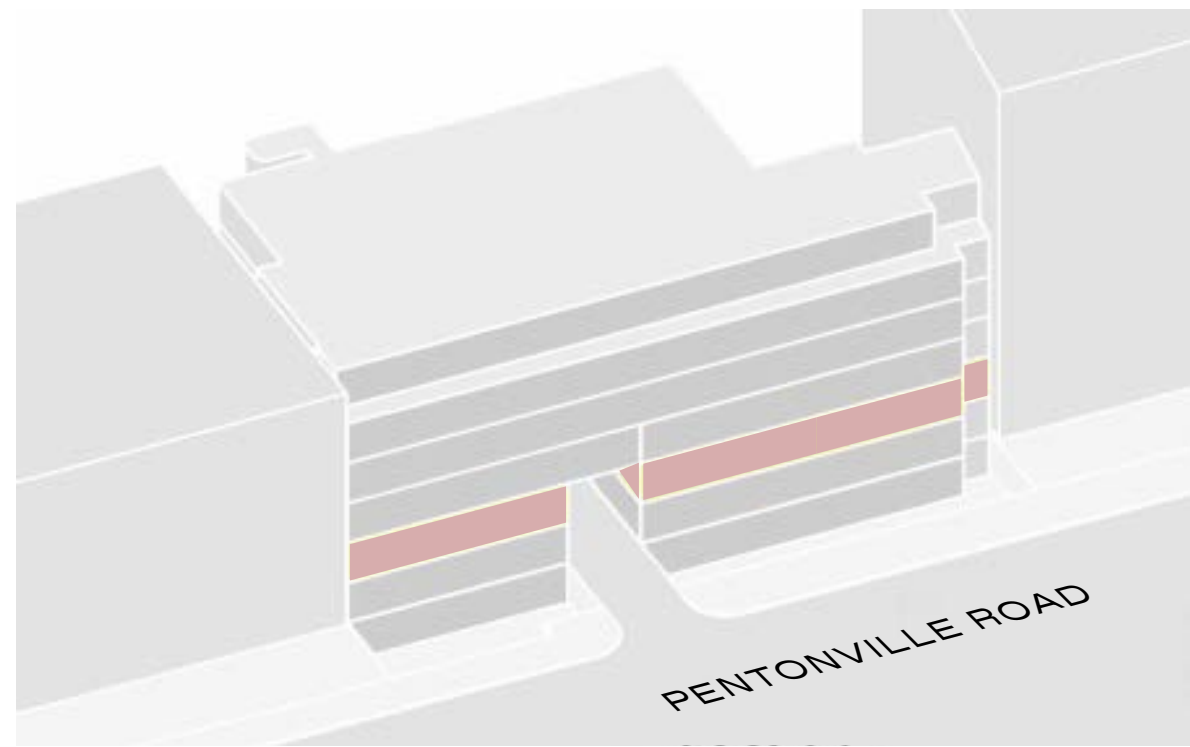


GROUND FLOOR COWORKING SPACE



FIRST FLOOR

BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	UNFITTED
AREA (SQ FT)	3,014	3,972

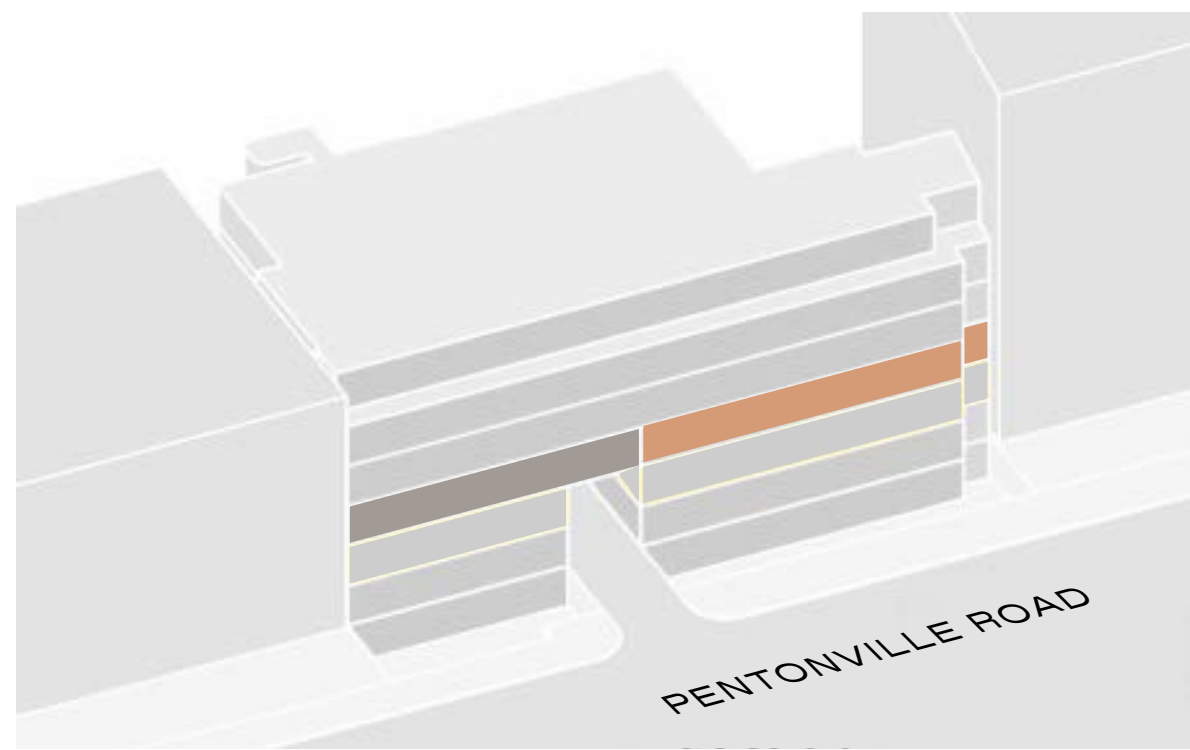


- UNFITTED
- COMMON AREA

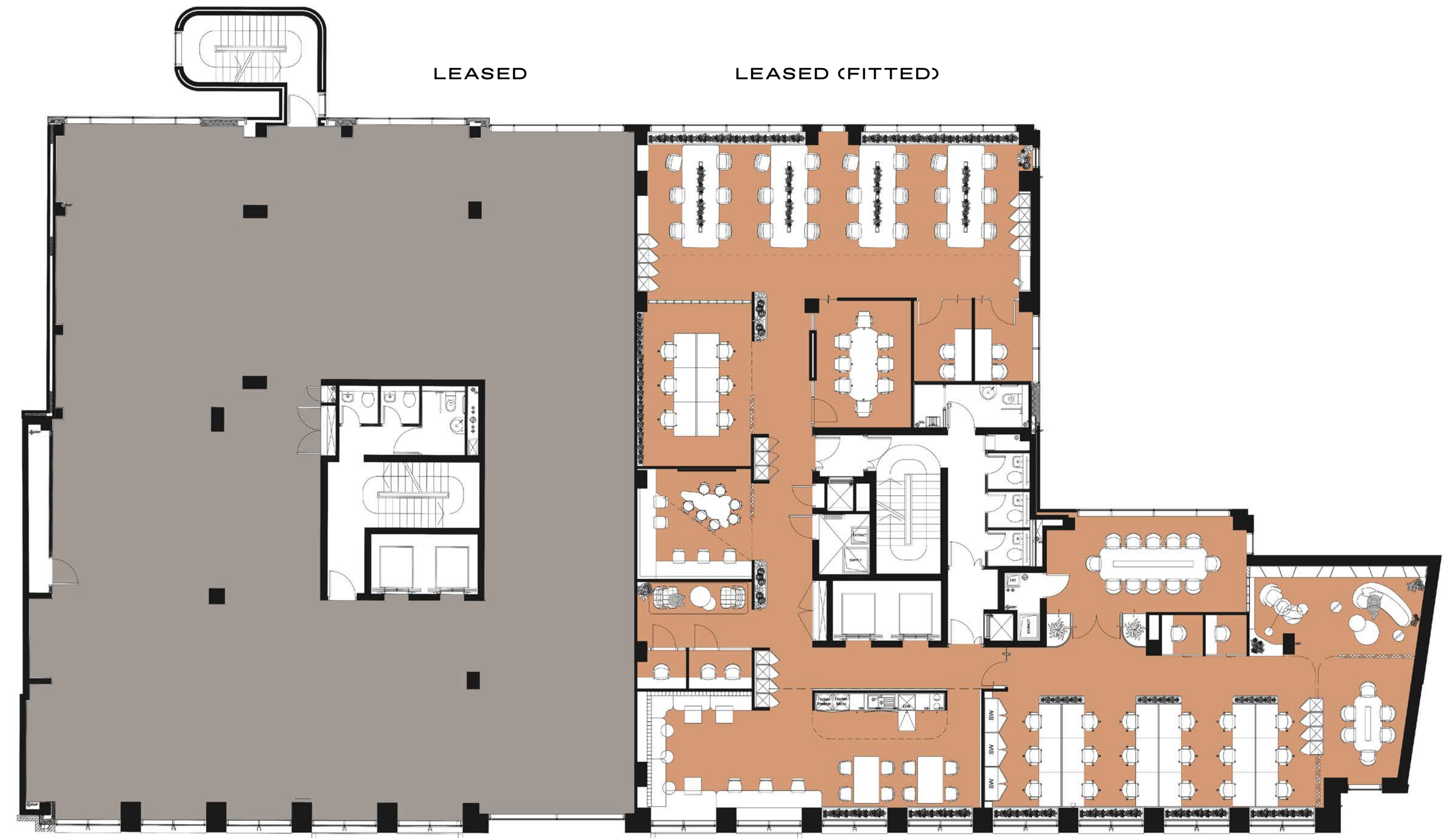


SECOND FLOOR

BUILDING	NO.10	NO.4
FIT-OUT	LEASED	LEASED
AREA (SQ FT)	3,014	3,972



- LEASED
- LEASED (FITTED)



NO. 10

NO. 4

PENTONVILLE ROAD

SECOND FLOOR FITTED OFFICE SPACE



SECOND FLOOR FITTED OFFICE SPACE



SECOND FLOOR FITTED OFFICE SPACE

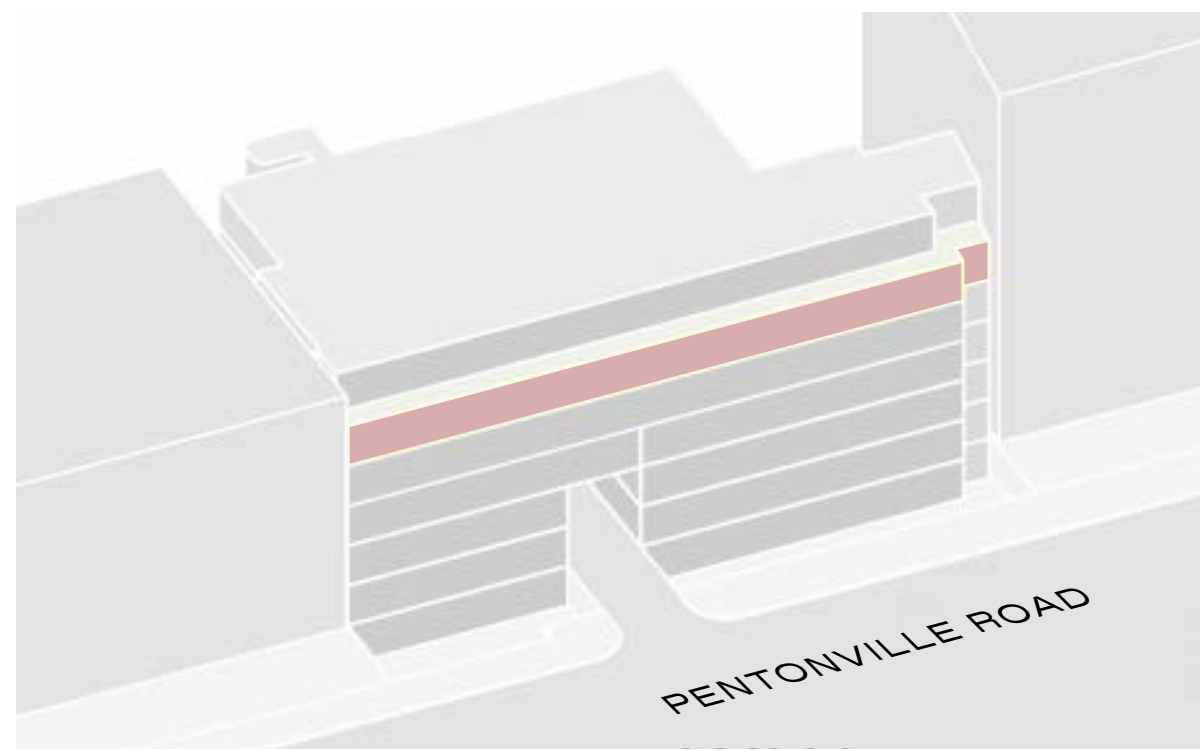


SECOND FLOOR
FITTED OFFICE SPACE

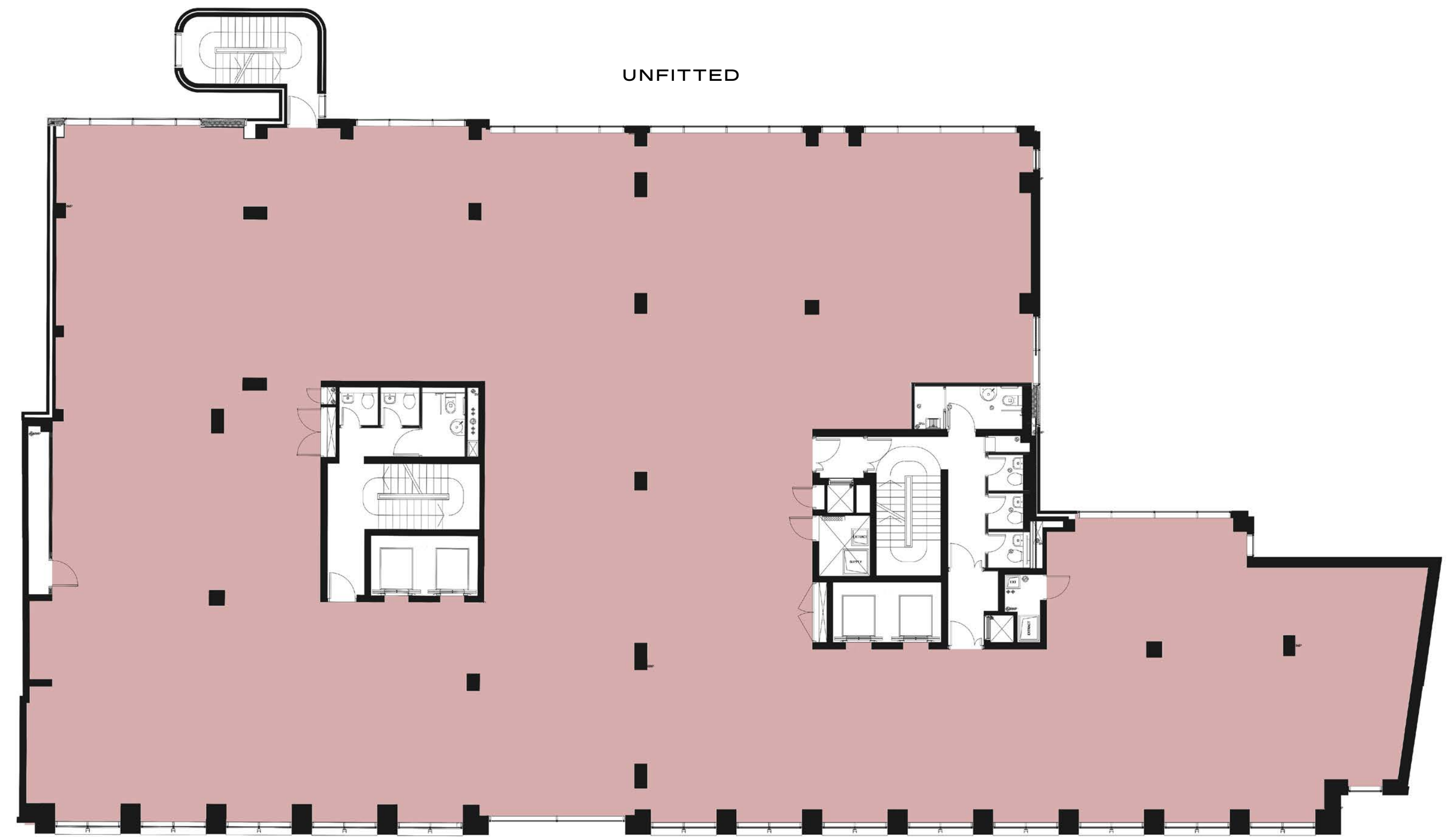


FOURTH FLOOR

BUILDING	NO.10-4
FIT-OUT	UNFITTED
AREA (SQ FT)	9,106



UNFITTED



NO. 10

NO. 4

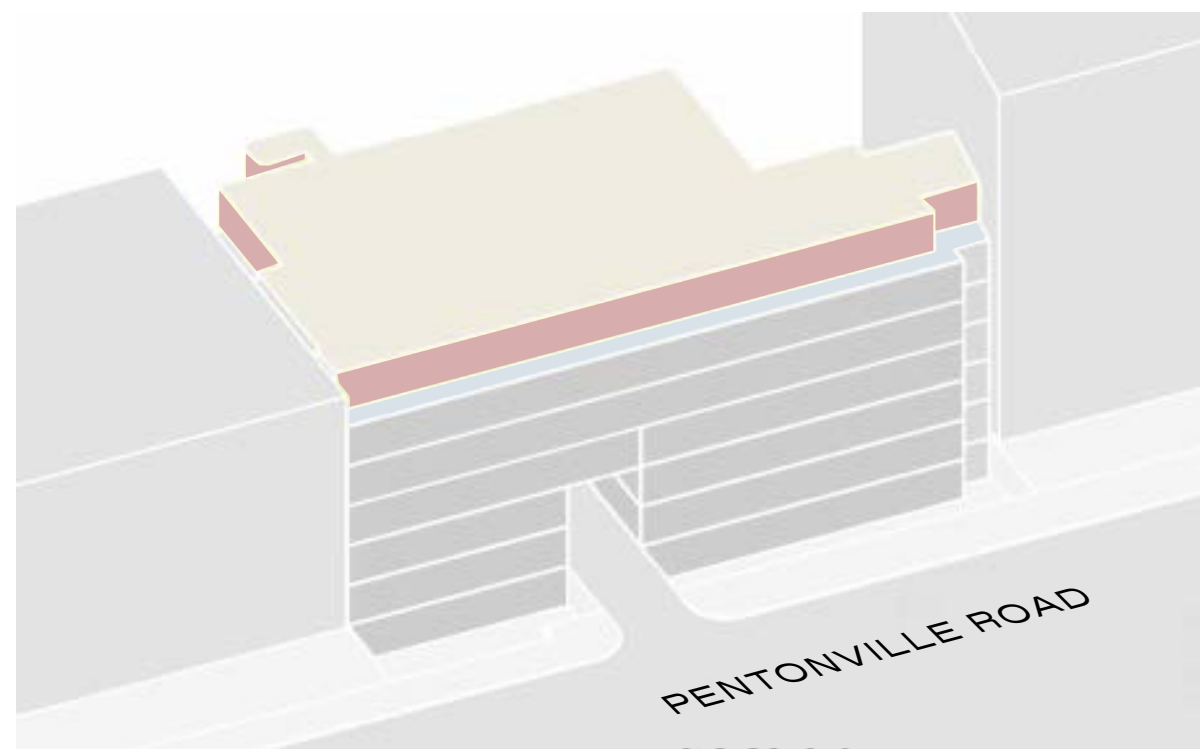
PENTONVILLE ROAD

FOURTH FLOOR

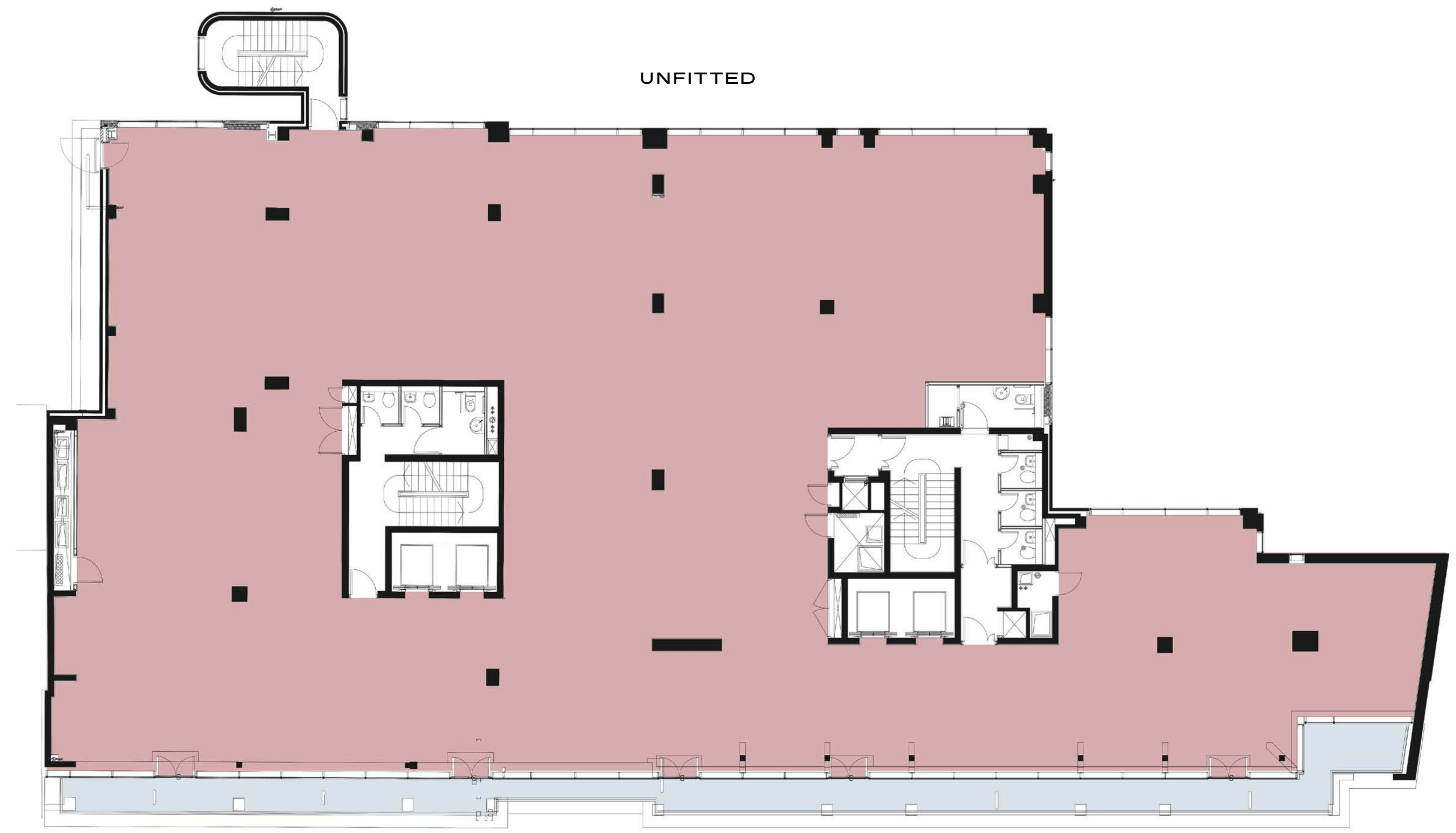


FIFTH FLOOR

BUILDING	NO.10-4
FIT-OUT	UNFITTED
AREA (SQ FT)	8,267



- UNFITTED
- TERRACE



NO. 10

NO. 4

PENTONVILLE ROAD

FIFTH FLOOR



FIFTH FLOOR TEST FIT 1

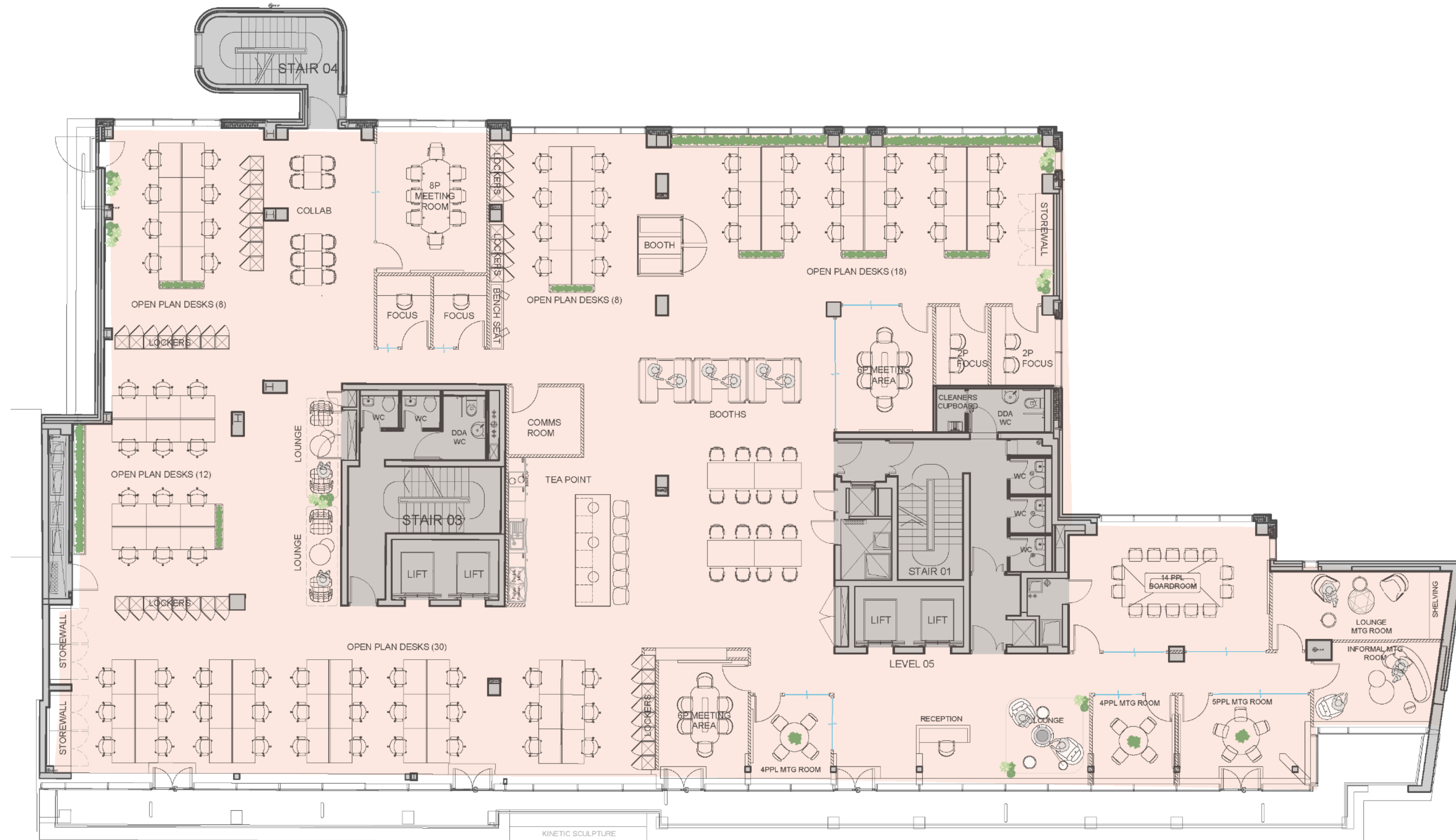


92x DESKS & HOT DESKING AREAS

- 2x 4 PERSON MEETING ROOM
- 3x 6 PERSON MEETING ROOM
- 1x 8 PERSON MEETING ROOM
- 1x 14 PERSON MEETING ROOM
- 2x INFORMAL MEETING ROOM

5x PHONEBOOTHS / FOCUS ROOMS

FIFTH FLOOR TEST FIT 2

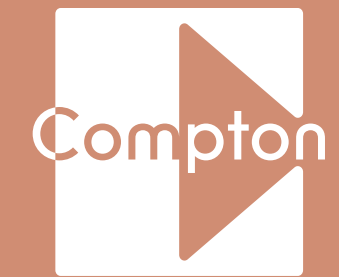


76x DESKS & HOT DESKING AREAS

- 2x 4 PERSON MEETING ROOM
- 3x 6 PERSON MEETING ROOM
- 1x 8 PERSON MEETING ROOM
- 1x 14 PERSON MEETING ROOM
- 2x INFORMAL MEETING ROOM

- 2x FOCUS ROOMS
- 2x 2 PERSON FOCUS ROOMS
- 1x PHONEBOOTH

ENQUIRE



For general enquiries, or to discuss how the space can best support your business need, please contact Matt Ganley.

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For lease enquiries, or to discuss the opportunity in greater detail, get in touch with the team from Compton.

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