

# Compton



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## Islington

66 Pentonville Road  
N1 9HS

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Last Floor Remaining - Fully Fitted  
Plug & Play Ground Floor Office  
Available near King's Cross Station  
with Outdoor Space

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**For Rent**  
1,964 ft<sup>2</sup>

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# Compton

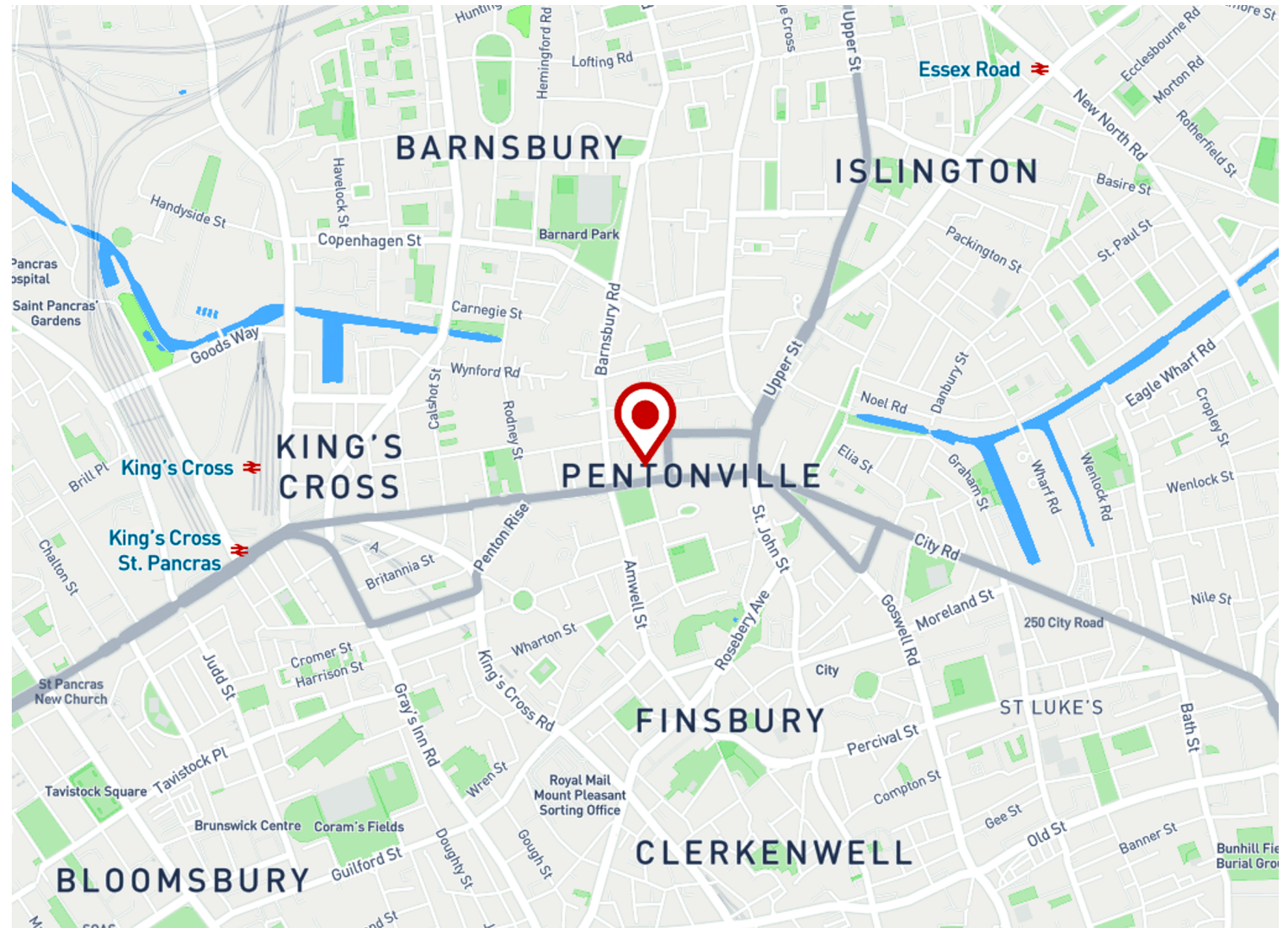
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## Location

66 Pentonville Road occupies a prime position, just a few hundred meters from Angel Underground Station within an 8 minute walk of Kings' Cross, London best connected transport hub. Nearby Angel station provides commuters with easy access around the capital and beyond. One stop west (a quick three minutes) takes you to King's Cross St Pancras for connections north of London, or via Eurostar to Europe.

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Office Floor



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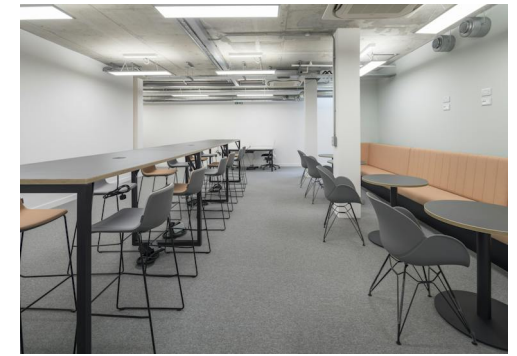
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## Amenities

- Fully-fitted office floors
- Self-contained office premises
- Excellent natural daylight
- New VRF air-conditioning system
- Fully accessible metal tile raised floor
- Modern LED strip lighting
- Spacious outdoor terraces
- Demised WC facilities
- 24-hour access

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## Description

66-68 Pentonville Road is a fantastic newly-refurbished self-contained building which has just been fully-fitted to a high standard by the Landlord. The building is arranged over Lower Ground to 2nd floors with floor plates ranging from 778 sq ft to 3,083 sq ft.

The building has been fully-fitted with meeting rooms, kitchenettes and accompanying break-out space as well as office desks and chairs. The ground floor also has access to two private terraces on the side of the premises.

The Lower Ground floor provides bicycle storage and showers and each floor has its own demised WC facilities. The building also benefits from a lift.

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## Content

Watch the film



View on Website



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## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Islington



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
2nd - Fully-fitted	778	£52.50 per sq ft	£20 /sq ft	£7 /sq ft	£5,154.25	£61,851	Let
1st - Fully-fitted	3,047	£52.50 per sq ft	£20 /sq ft	£7 /sq ft	£20,186.38	£242,236.50	Let
Ground - Fully-fitted with Terrace	1,964	£39.50 per sq ft	£22.55 /sq ft	£10.50 /sq ft	£11,874.02	£142,488.20	Available
Lower Ground - Fully-fitted with Courtyard	3,083	£39.50 per sq ft	£20 /sq ft	£7 /sq ft	£17,084.96	£205,019.50	Let
Total	8,872				£54,299.61	£651,595.20	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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