

Compton

King's Cross

Caledonia House
223 Pentonville Road
N1 9NG

Two fully-fitted floors with outdoor space available for rent in close proximity to the regenerated King's Cross district

For Rent

3,775 to 8,700 ft²

020 7101 2020
compton.london



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Location

As well as a place of work, the local street scene is now a vibrant London destination with cafes, shops and galleries repurposed from former railway buildings and strung along the Regent's Canal including Granary Square, Kings Cross Place and Coal Drops Yard. Or, for one of London's most established and successful High Streets, wander east into bustling Islington.

As a major gateway to London, King's Cross is incredibly well served by national & international rail, underground and bus. With direct services to Heathrow, Gatwick and Luton Airports; Intercity trains to the Midlands, North England and Scotland; Eurostar to Paris, Brussels and Amsterdam; 7 Underground lines and over 20 bus routes, nowhere in the capital is better connected.

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Amenities

- Two fully-fitted floors with outdoor space available for rent
- 4th floor fit-out includes 2 meeting rooms, 38 desks, 1 teapoint, 1 breakout area and 3 zoom rooms
- Ground floor fit-out includes 2 meeting rooms, 32 desks, 1 teapoint, 1 breakout area and 2 zoom rooms
- Large ground floor communal terrace area
- Manned reception
- Bike racks and shower facilities

Description

One of the most outstanding features of the King's Cross office market is the continual demand for space and commensurate dearth of supply. It is quite possibly the most difficult part of London's creative quarter for a business to secure a workspace, meaning whenever something comes along it has an eager and waiting audience.

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Content

Watch the film



View on Website



Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder

VAT

The property is elected for VAT

Legal Costs

Each party is to bear its own costs

Local Authority

London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - Fully-fitted	4,925	£62.50	£25	£10.79	£40,339.85	£484,078.25	Available
3rd - Fully-fitted	4,747	-	£25	£10.79	£14,157.93	£169,895.13	Let
2nd	4,755	-	£25	£10.79	£14,181.79	£170,181.45	Let
1st - Fully-fitted	4,424	-	£25	£10.79	£13,194.58	£158,334.96	Let
Ground - Fully-fitted	3,775	£55	£25	£10.79	£28,561.02	£342,732.25	Available
Lower Ground	3,790	-	£19	£10.79	£9,408.68	£112,904.10	Let

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Contact Us

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

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