King's Cross 251 Pentonville Road N1 9NG

Opportunity to lease a fully-fitted office space in very close proximity to the regenerated King's Cross district

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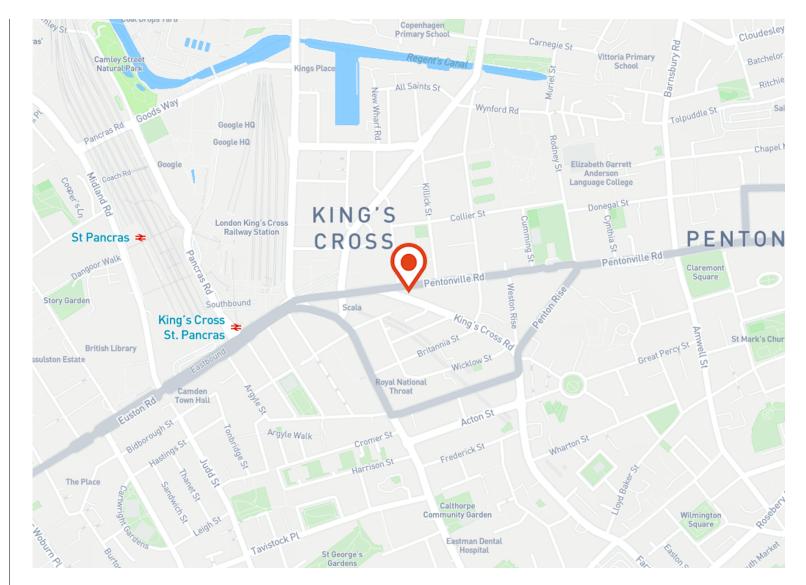
For Rent 955 ft²

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Location

The building is prominently located at the junction of King's Cross Road and Pentonville Road. This is a vibrant area which has benefited from the redevelopment of King's Cross Station and has a unique mix of bars, clubs and restaurants; Kings Cross and Angel Stations are close by.

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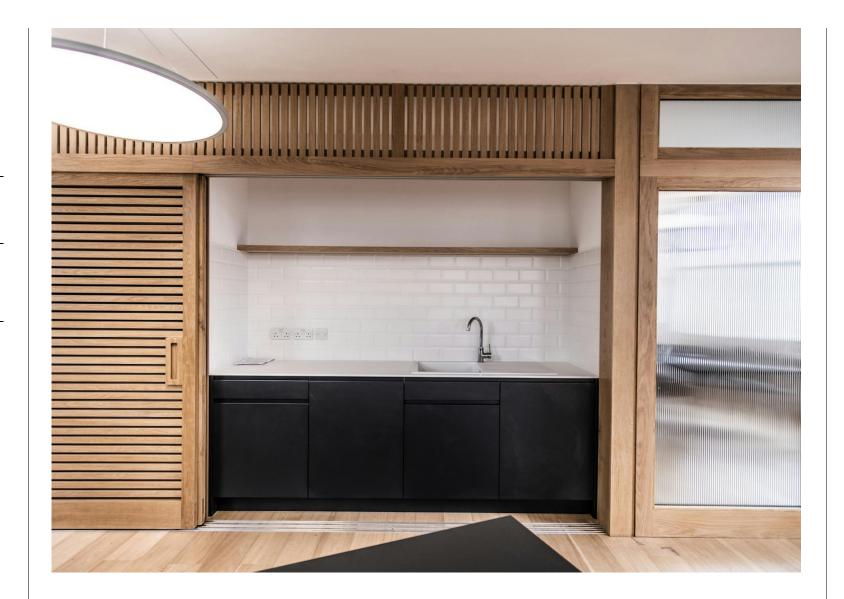
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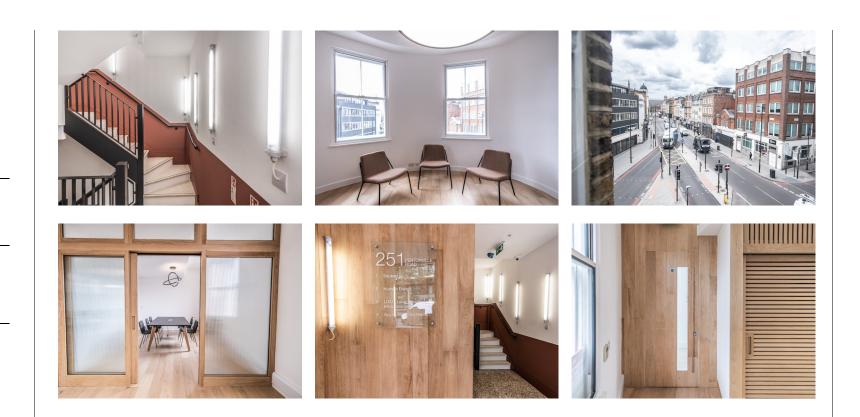
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Amenities

- Fully-fitted office
- A short walk to Kings Cross Station
- Great floor to ceiling heights
- Air-conditioning
- Fibre connection installed
- Modern suspended LED lighting
- Communal WC & shower facilities
- Passenger lift
- Nearest stations King's Cross & Angel

Description

A beautifully refurbished former warehouse, this character-filled building is located just minutes from King's Cross Station. The 1st floor is fully fitted, offering a modern workspace complete with desks, a dedicated boardroom, and a comfortable breakout area, perfect for team collaboration and informal meetings.

The building also benefits from communal WC facilities and a shared shower, adding to the convenience for occupants. With its excellent location and stylish refurbishment, this unique space offers both functionality and a vibrant atmosphere in one of London's most soughtafter areas.

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For Rent 955 ft² Content

View on Website

Terms

New full repairing & insuring lease available for a term by arrangement

VAT

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The property is elected for VAT

Possession Available now

Legal Costs Each party to bear their own legal costs in this transaction

Local Authority The 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 | Availability |
|------|-------|--------------|-----------------------|------------------------|-------------|--------------|
| lst | 955 | £80 | £19.75 | £13 | £8,973.02 | Available |

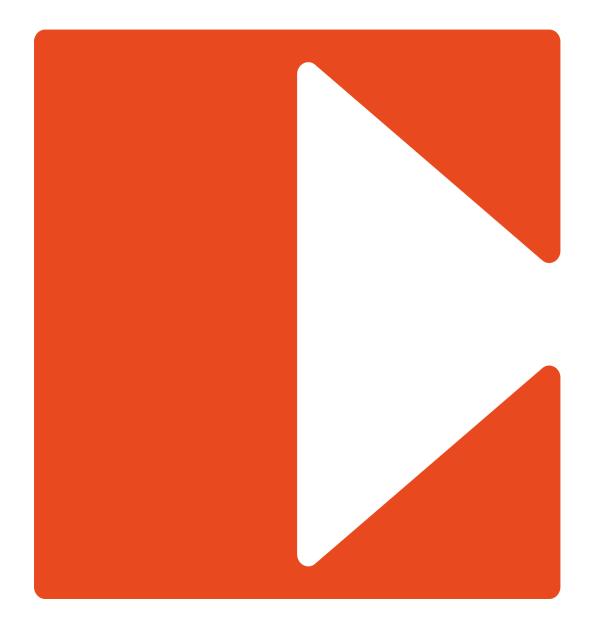
Contact Us

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

Andy Gilbert ag@compton.london 07833993714

Joshua Miller im@compton.london 07917 725 365

Alex Sugar as@compton.london 07585 793 379



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