

# Compton

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## King's Cross

251 Pentonville Road  
N1 9NG

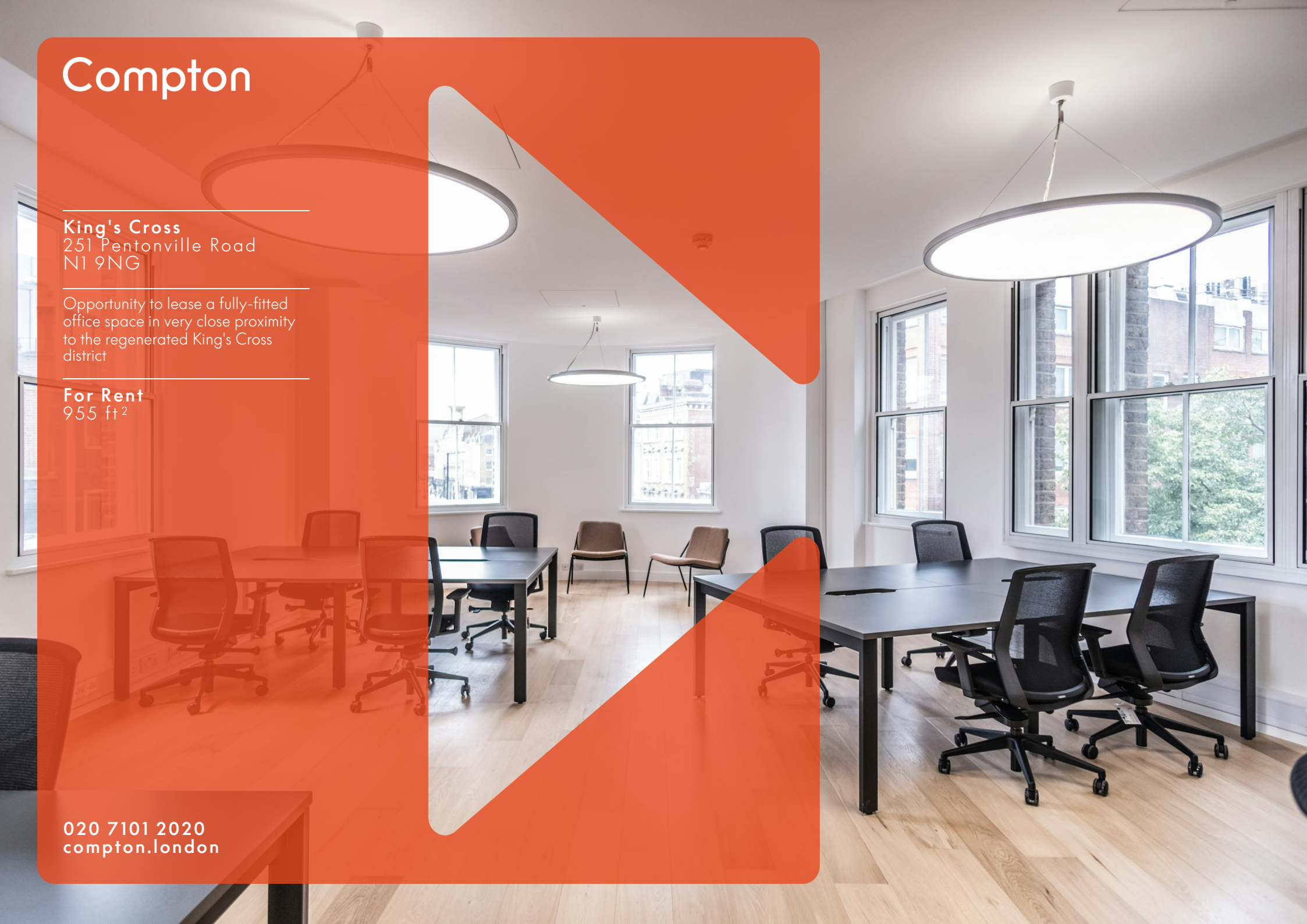
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Opportunity to lease a fully-fitted office space in very close proximity to the regenerated King's Cross district

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**For Rent**  
955 ft<sup>2</sup>

020 7101 2020  
compton.london



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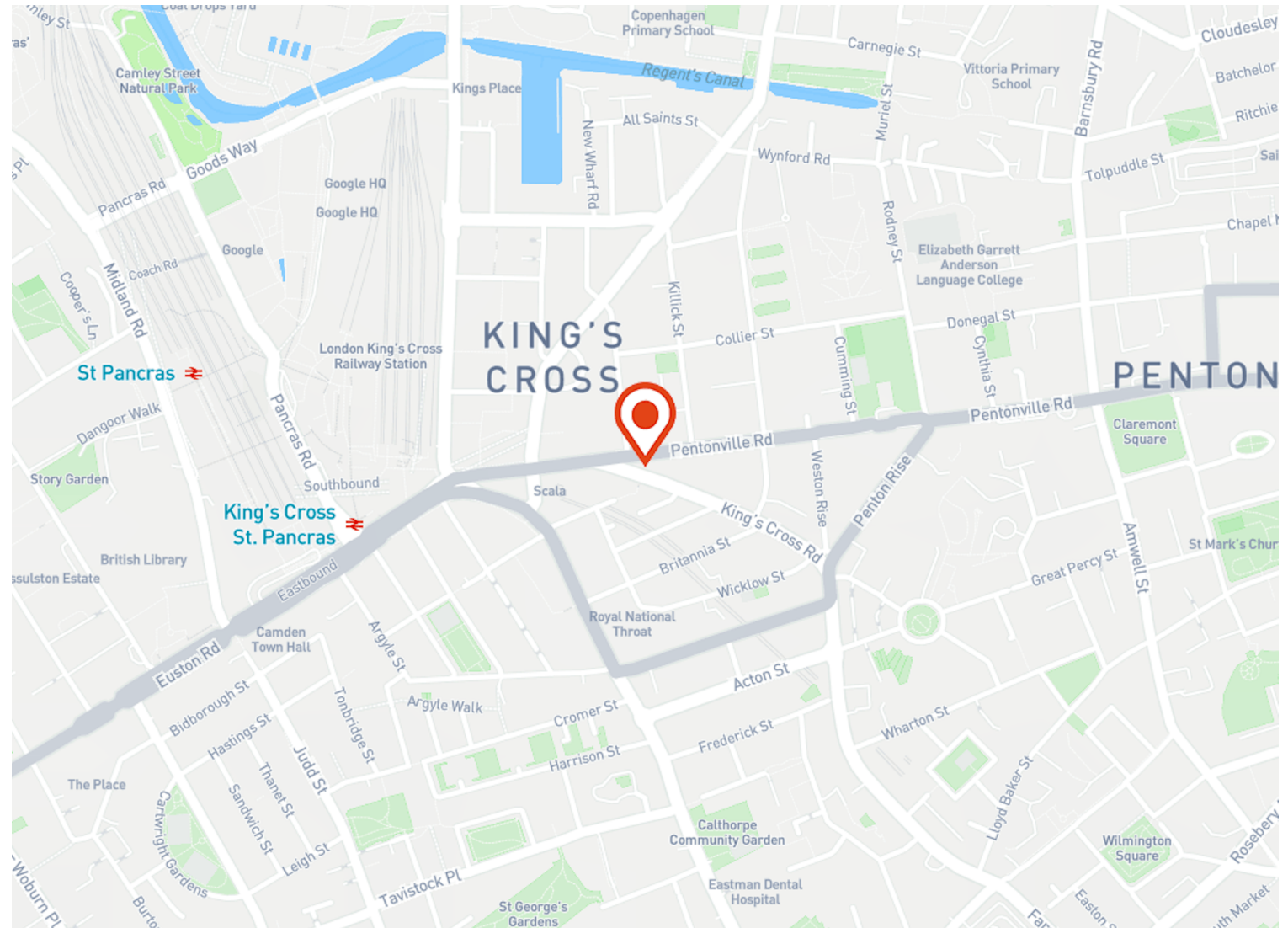
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## Location

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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Building Exterior

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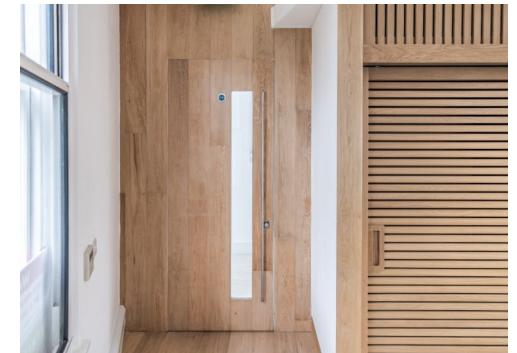
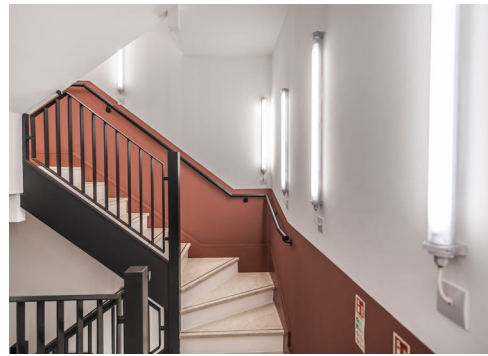
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## Amenities

- 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

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## 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 sought-after areas.

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## Content

View on Website



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## Terms

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

## VAT

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

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The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
1st	955	£80	£19.75	£13	£8,973.02	Available



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## Contact Us

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

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