

TEN | FOUR
PENTONVILLE ROAD
ANGEL N1

PRIME FREEHOLD OFFICE
REPOSITIONING OPPORTUNITY



TEN I FOUR
PENTONVILLE ROAD
ANGEL N1

INVESTMENT SUMMARY

Substantial office or alternative use opportunity in a prime position in Angel

EPC B

Freehold

Fantastic transport links being 200 metres west of Angel Underground Station and 900 metres east of King's Cross St Pancras International Rail and Underground Station

Formerly two buildings that were connected, refurbished, and extended to the highest of standards in 2012 by Derwent London

Arranged over lower ground, ground and five upper floors to provide 54,764 sq ft of bright office accommodation

The 2nd - 5th floors are level, contiguous floors with floor plates of 7,964 – 9,093 sq ft

South facing roof terrace on the 5th floor

Vacant possession

Attractive to owner occupiers, investors, developers and alternative users

**OFFERS ARE INVITED IN EXCESS OF £27,000,000
(EXCLUSIVE OF VAT) FOR THE FREEHOLD INTEREST
REFLECTING A LOW CAPITAL VALUE OF £493 PER SQ FT**



TEN | FOUR



GOOGLE HQ

ANGEL CENTRE

CENTRAL SAINT MARTINS

META HQ

BUSINESS DESIGN CENTRE



KING'S CROSS

CLERKENWELL

ANGEL

ISLINGTON

← TO FARRINGTON / CLERKENWELL

← TO OLD STREET

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VIBRANT ANGEL

10-4 PENTONVILLE ROAD IS LOCATED ON A PROMINENT POSITION AT THE CENTRE OF ANGEL.

Angel is at the heart of the rapidly growing central London office "villages" comprising King's Cross, Clerkenwell, Farringdon and Old Street/Shoreditch. In the last 10 years these districts have become synonymous with the life science, tech, media and creative industries.

The Angel submarket forms an integral part of the Knowledge Quarter, one of the worlds greatest innovation hubs. The Knowledge Quarter extends a one mile radius from King's Cross. The area has attracted some the world's leading growth businesses and institutions including Google, The Francis Crick, Meta and Merck.

Angel is not all work, it is home to the Business Design Centre, has a vibrant restaurant and retail scene on Camden Passage and Upper Street.



THE KNOWLEDGE
QUARTER BY
NUMBERS:



OVER 2,070
HIGH GROWTH
COMPANIES



OVER 60,000
PEOPLE WORKING
WITHIN THE LIFE
SCIENCES SECTOR



30,000
UNDERGRADUATES,
POST GRADUATES
AND POSTDOCTORAL
RESEARCHERS GRADUATES
PER YEAR



296
RESEARCH ORGANISATIONS



117
LEADING LIFE
SCIENCES COMPANIES



OVER
150 ANCHOR
TENANTS



CAMDEN PASSAGE

5 minutes

A charming traffic free Victorian Street that is home to three antique markets and a unique array of independent boutiques, coffee houses and restaurants.

BUSINESS DESIGN CENTRE

4 minutes

The Business Design Centre is located 4 minutes from the property. A fixture of Angel opening in 1986, it is one of London's largest and most popular conference and exhibition centres with approximately 250 events and 900,000 attendees per annum.



ANGEL CENTRAL

3 minutes

North London's leading shopping, entertainment and eating destination. Angel Central is the after work venue with a cinema, live music club, high street retail and numerous restaurants.



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REGENT'S
CANAL

OLD STREET

REGENTS
HOUSE

ANGEL

ANGEL
SQUARE

THE
BARBICAN

THE
SHARD

THE ANGEL
BUILDING

SITUATION

The property occupies a prominent position on the northern side of Pentonville Road.

Situated a short walk from Angel Underground Station and 900 metres from King's Cross St Pancras International rail Station.

THE CITY
OF LONDON

CLERKENWELL

TEN | FOUR

CAMDEN
PASSAGE

ISLINGTON HIGH STREET

PENTONVILLE ROAD

TO →
KING'S CROSS

CITY ROAD

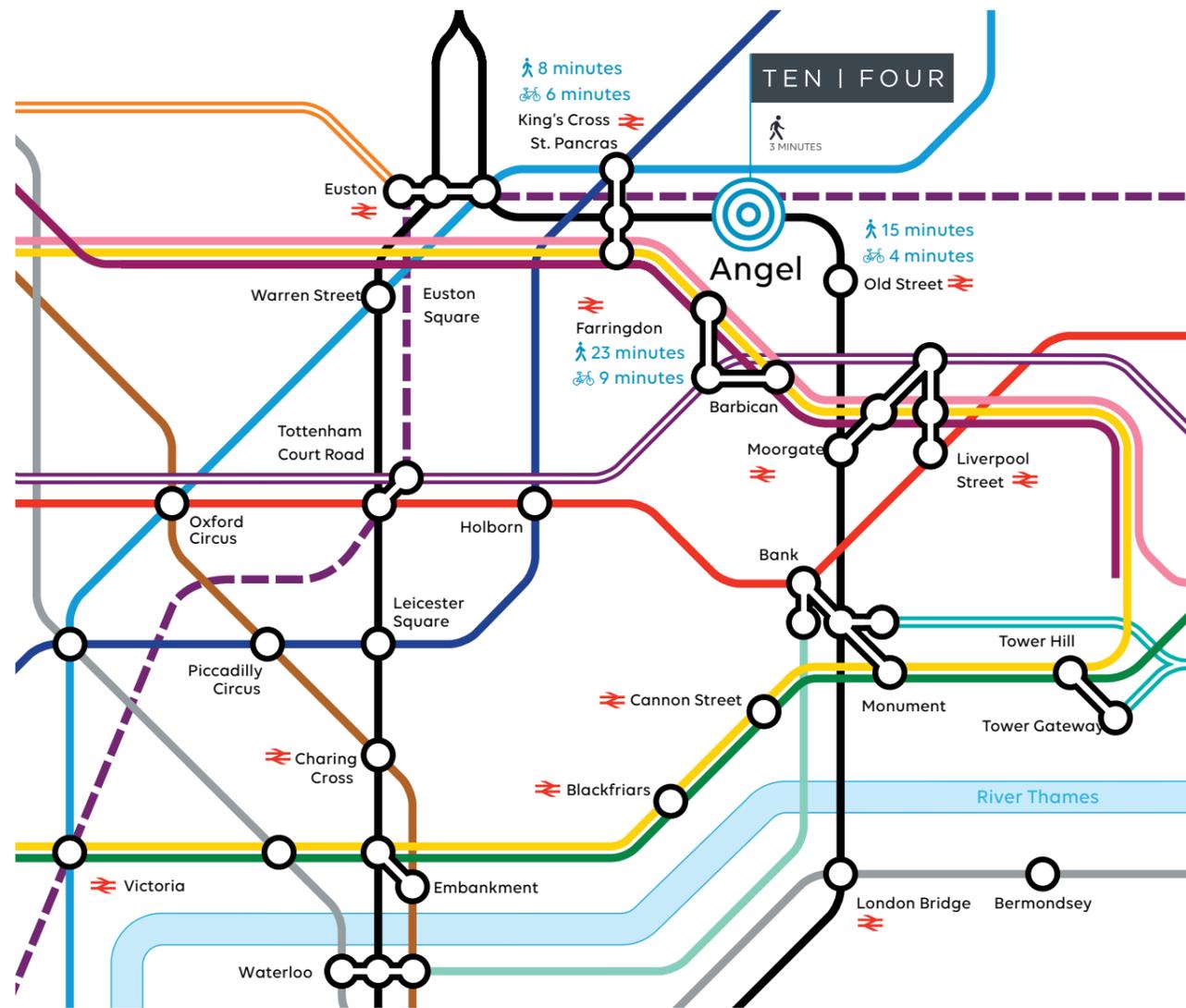
GOSWELL ROAD

ST JOHN STREET

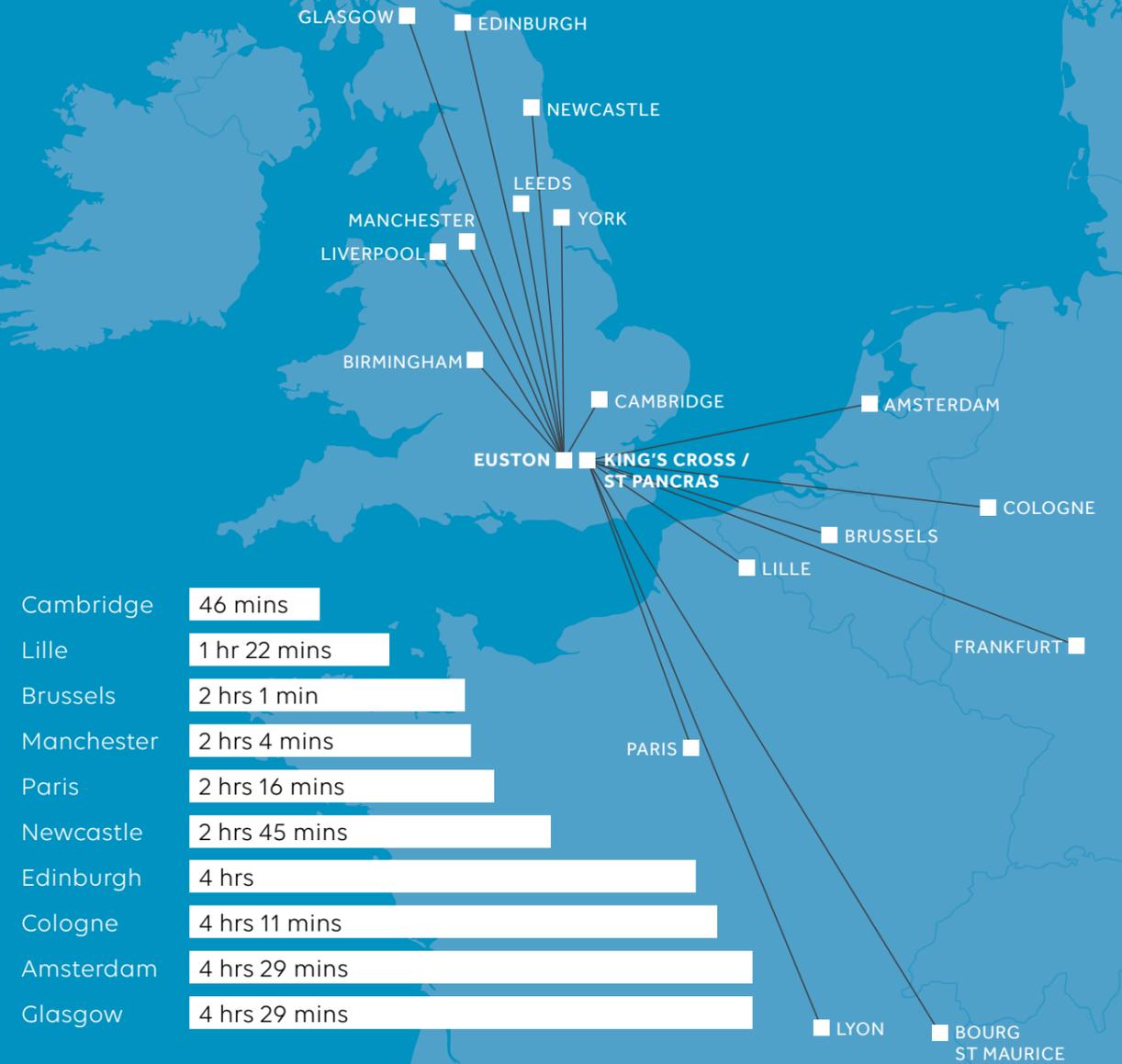
TRANSPORT

10-4 Pentonville Road is 200 metres west of Angel Station and an 8 minute walk to King's Cross St Pancras International Railway Station.

Further to the excellent underground, international and national rail connections, Angel is served by 11 bus Routes and has several TFL Santander Cycle docking stations.



900 METRES TO KING'S CROSS ST PANCRAS INTERNATIONAL STATION



King's Cross provides access to 6 Underground lines, making it London's best connected transport hub.

London's busiest station, with 36.7 million passengers visiting in 2021.

All 5 of London's international airports can be accessed within an hour and there are direct services to Heathrow, Gatwick and London Luton.

Provides access to several of Europe's key cities, with links to Paris, Brussels and Amsterdam.

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LOCAL OCCUPIERS

Walking times:

5 minutes

8 minutes

15 minutes

20 minutes

TECHNOLOGY

- 1 Expedia
- 2 The Office Group
- 3 Wayfair
- 4 Total Systems Plc
- 5 Tangible Benefit
- 6 Born Group
- 7 Checkout.com
- 8 MVF

CREATIVE

- 1 Radley
- 2 Mandy Network
- 3 Fred Perry
- 4 Joe Media
- 5 Daziel and Pow Design Consultants
- 6 Oliver Agency
- 7 NMPI

PROFESSIONAL

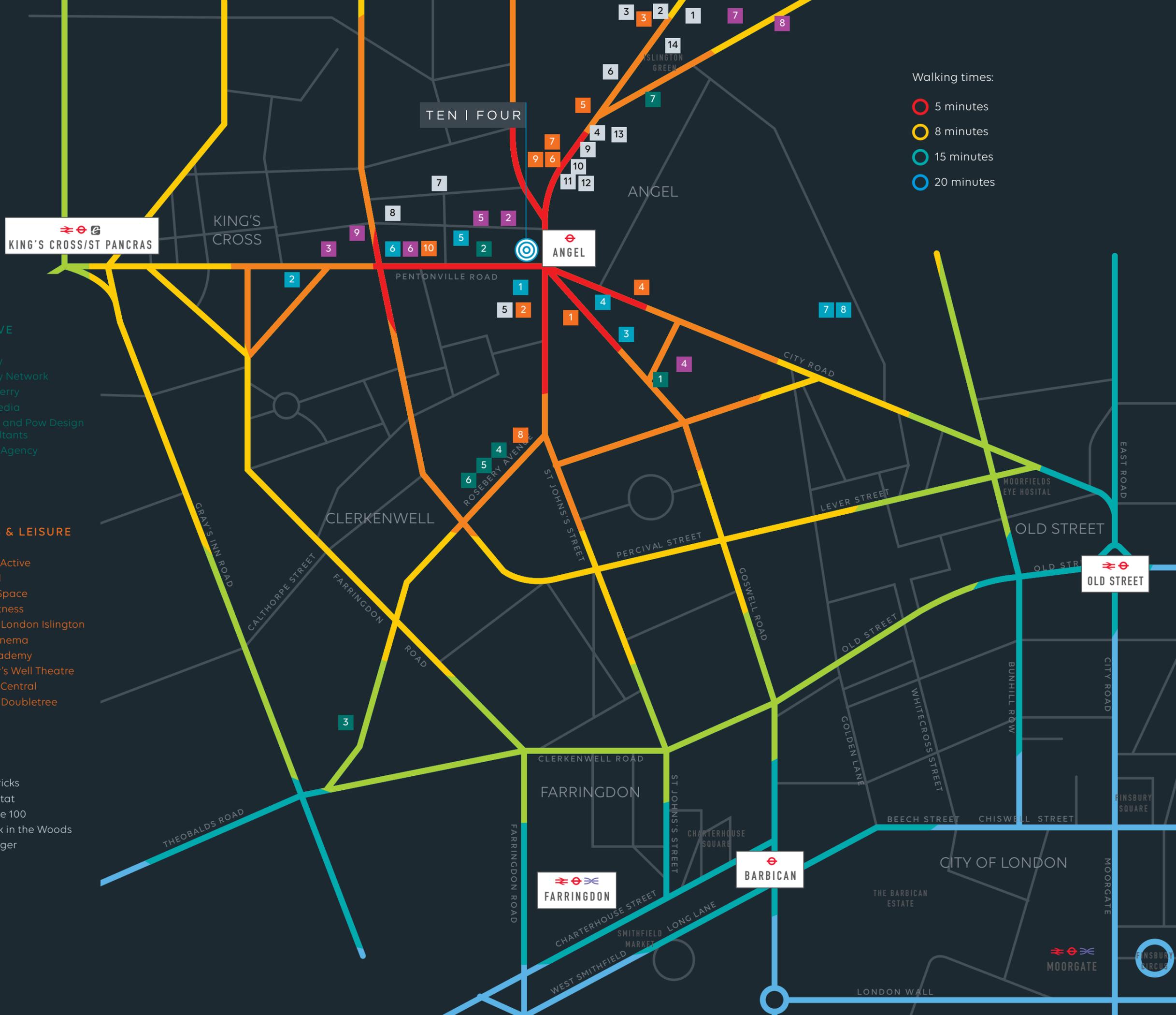
- 1 Serco
- 2 Embassy of Eritrea
- 3 World Cancer Research Fund
- 4 AME Trade
- 5 Critical Publics
- 6 Money Farm
- 7 Crab Studio
- 8 Zava

HOTELS & LEISURE

- 1 Virgin Active
- 2 1Rebel
- 3 Third Space
- 4 DW Fitness
- 5 Hilton London Islington
- 6 Vue Cinema
- 7 O2 Academy
- 8 Sadler's Well Theatre
- 9 Angel Central
- 10 Hilton Doubletree

BARS & RESTAURANTS

- 1 Ottolenghi
- 2 MeatLiqour
- 3 Hoxley & Porter
- 4 The Breakfast Club
- 5 Jolene
- 6 La Farola
- 7 Mercer & Co.
- 8 Auld Hag
- 9 Thai Square
- 10 Fredericks
- 11 Appestat
- 12 Kastute 100
- 13 The Elk in the Woods
- 14 Bellanger



FARRINGDON

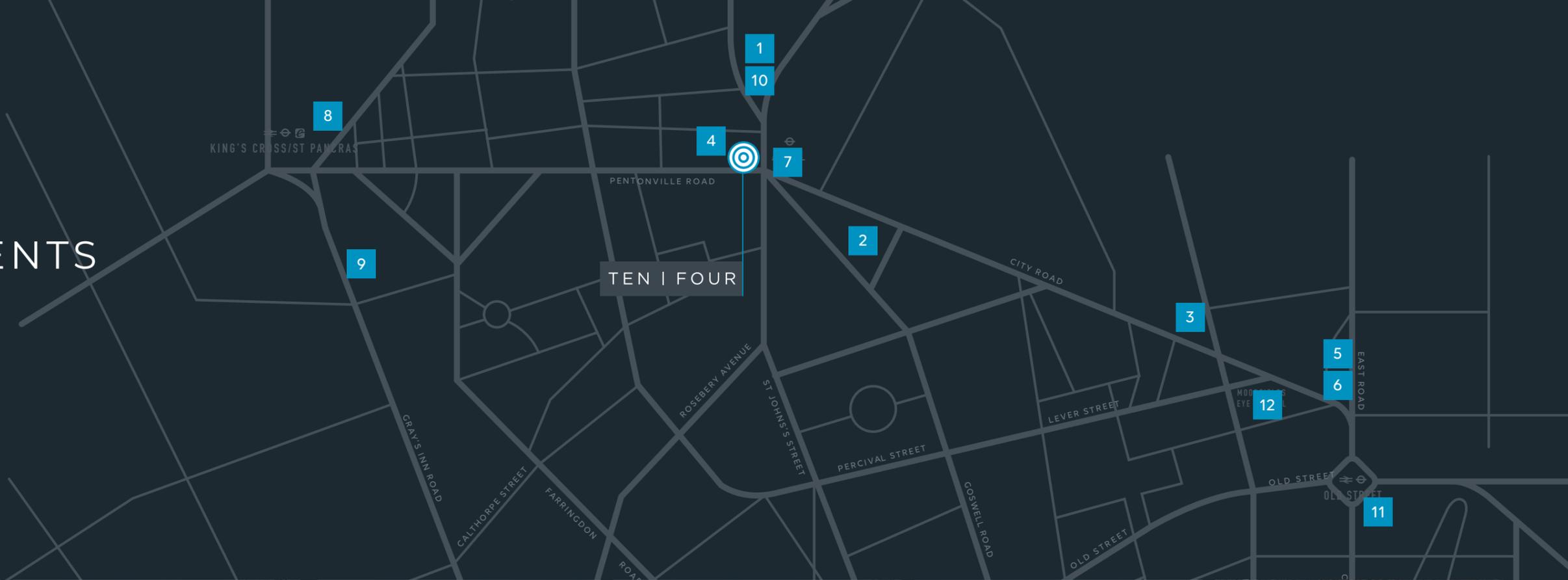
BARBICAN

OLD STREET

MOORGATE

FINSBURY CIRCUS

LOCAL DEVELOPMENTS



1
THE ANGEL CENTRE, N1
CBRE Global Investors
150,000 sq ft
Completed Q2 2021
Prime Angel retail destination



2
TECHNIQUE, 132 – 140 GOSWELL ROAD, EC1
General Projects with Northern & Midland Holdings
75,000 sq ft
Completed Q4 2022
Grade A office building, with best in class ESG credentials



3
225 CITY ROAD, EC1
Chelamco
340,000 sq ft
Completed Q1 2023
Mixed-use building providing 150,000 sq ft of offices, 10,000 sq ft of retail and 100 residential units



4
10-14 WHITE LION STREET, N1
Maurice Investments
51,000 sq ft
Completed Q2 2022



5
SILBURY + EAST, 49-50 EAST RD, N1
Kinrise
50,000 sq ft
Two former factory buildings, targeting BREEAM 'Outstanding'
Delivery Date - 2024



6
39 EAST ROAD, N1
UBS & BSW Land
120,000 sq ft
23 storey hotel and office development.
Delivery Date – Q4 2024



7
ANGEL SQUARE, EC1
Tishman Speyer
200,000 sq ft
Best-in-class office scheme targeting BREEAM 'Outstanding'
Delivery Date – Q1 2025



8
REGENT QUARTER, N1
Endurance Land
154,000 sq ft
Phase II of wider 3.5 acre, office led but mixed-use scheme
Delivery Date – 2025



9
330 GRAY'S INN ROAD, WC1
Groverworld
310,000 sq ft
Planning submitted
Mixed-use scheme, including hotel, office, residential and life science space



10
1-7 UPPER STREET, N1
Legal & General
60,000 sq ft
Pre-Planning Stage
Office-led mixed-use scheme



11
99 CITY ROAD, EC1
Endurance Land
700,000 sq ft
Planning permission granted
35 storey office led scheme



12
MOORFIELDS EYE HOSPITAL, EC1
Derwent London
750,000+ sq ft
Feasibility Stage
Mixed-use office, retail and life science scheme with extensive public realm

DESCRIPTION

THE PROPERTY WAS ORIGINALLY CONSTRUCTED AS TWO BUILDINGS IN THE 1970'S. IN 2012 DERWENT LONDON UNDERTOOK A FULL REPOSITIONING, CONNECTING, EXTENDING, AND RECLADDING THE BUILDINGS TO CREATE THE CONTEMPORARY 10-4 PENTONVILLE ROAD, N1.

SOUTH FACING TERRACE WITH EXCELLENT VIEWS

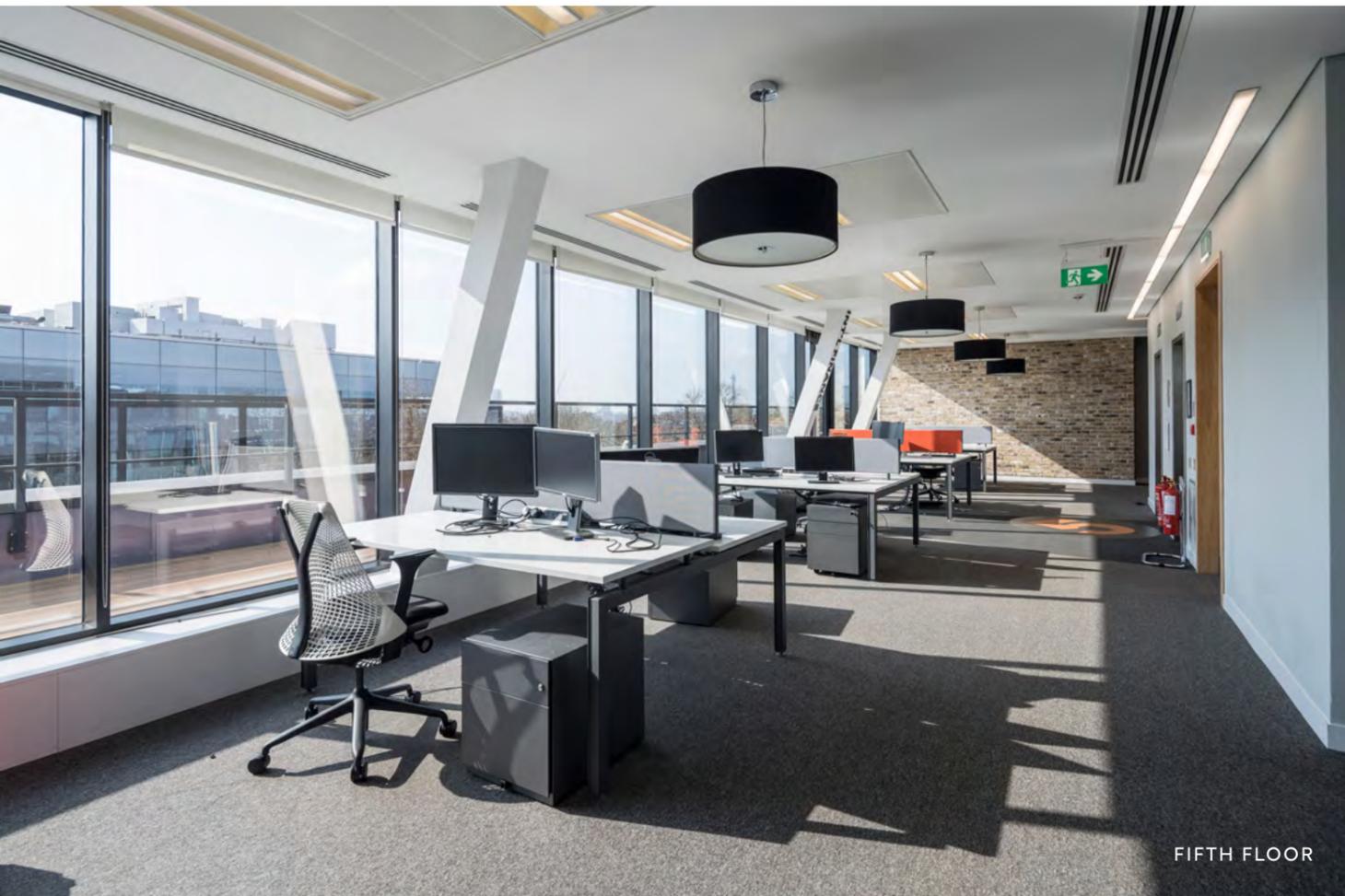
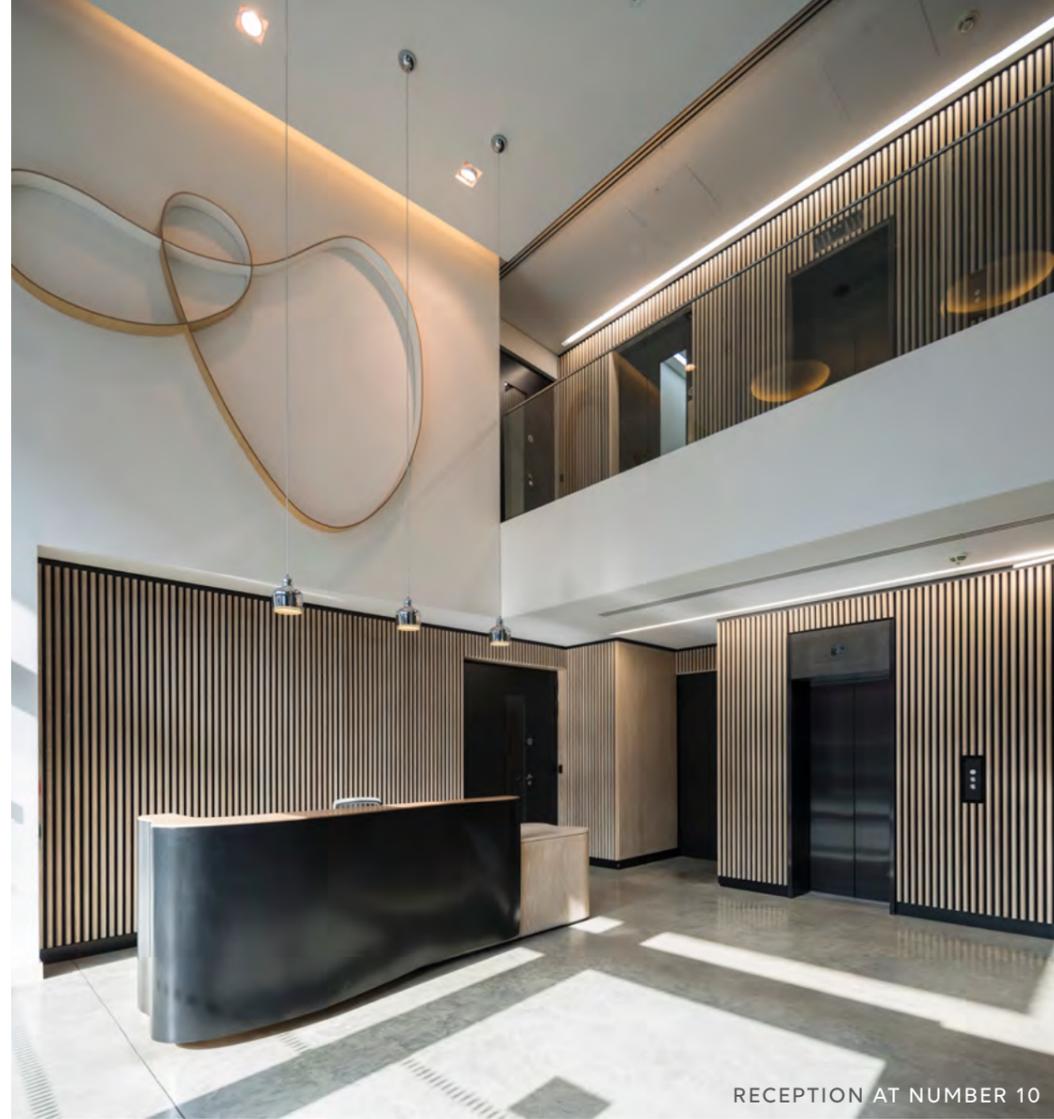
DESCRIPTION

10-4 Pentonville Road comprises 54,764 sq ft of Grade A office accommodation arranged over lower ground, ground and five upper floors. The lower ground, ground and 1st floors are split by Angel Mews, whilst the 2nd – 5th floors have been bridged to form contiguous floors.

The upper floors range in size from 7,964 – 9,093 sq ft. The building benefits from fantastic ceiling heights throughout and the upper floors are very bright with excellent natural light from front and back elevations.

The 5th floor was added in 2012 and benefits from a south facing terrace with panoramic views extending from BT Tower in the west across to the City Tower Cluster in the east.

Both 10 and 4 Pentonville Road have double-height receptions, and two passenger lifts allowing for a future division of the buildings maximising floor plate flexibility.



x2 DOUBLE-HEIGHT RECEPTIONS



x4 10 PERSON PASSENGER LIFTS



EPC B



x23 CYCLE SPACES



x8 SHOWERS



SUPERLOO WCS ON ALL FLOORS



LARGE 5TH FLOOR ROOF TERRACE



AIR CONDITIONING

ACCOMMODATION

The building has been measured by Plowman Craven and comprises the following areas:

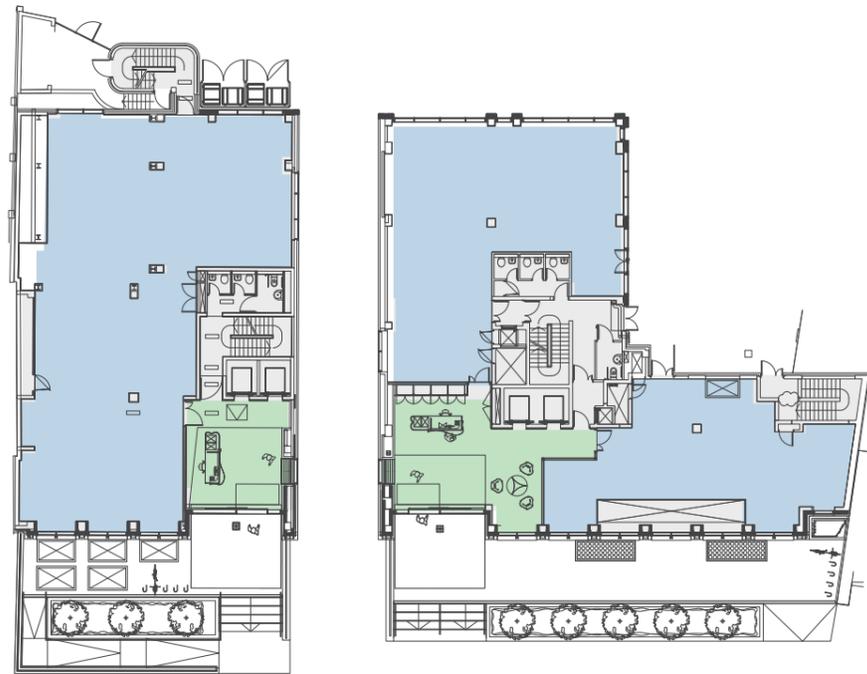
FLOOR	USE	AREA (SQ M)	AREA (SQ FT)	
Fifth	Office	739.9	7,964	
Fourth	Office	839.0	9,031	
Third	Office	835.9	8,998	
Second	Office	844.8	9,093	
			10 PR	4 PR
First	Office	643.5	3,023	3,904
Ground	Office	522	2,920	2,696
	Reception	96.2	391	645
LG	Office	558.8	2,861	3,154
	Storage	7.8	84	-
Combined Total		5,087.7	54,764	

FLOOR PLANS

- OFFICE
- RECEPTION
- STORAGE
- COMMON AREAS

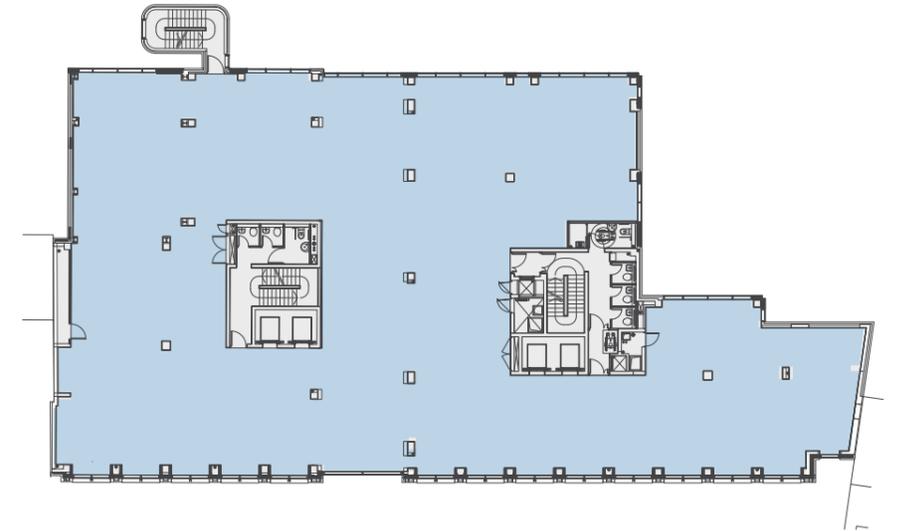
Not to scale.
Indicative only.

GROUND FLOOR



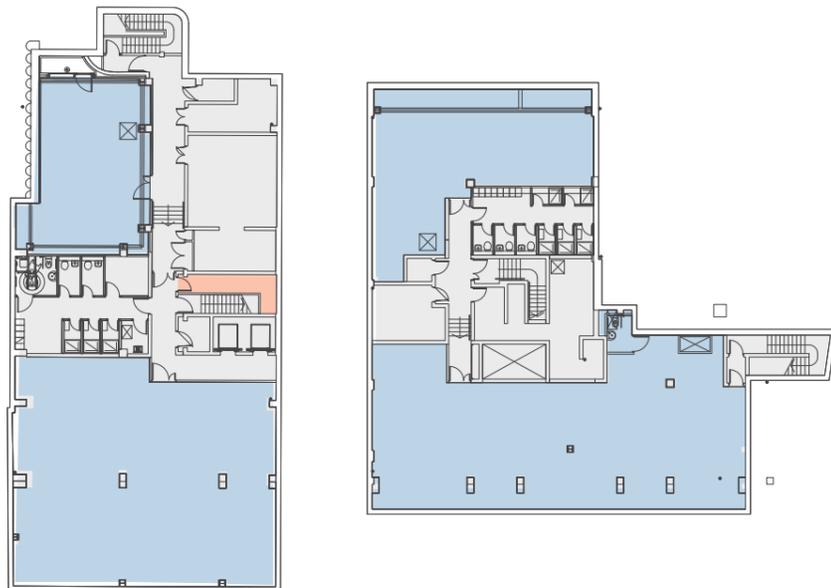
PENTONVILLE ROAD

SECOND FLOOR (TYPICAL)



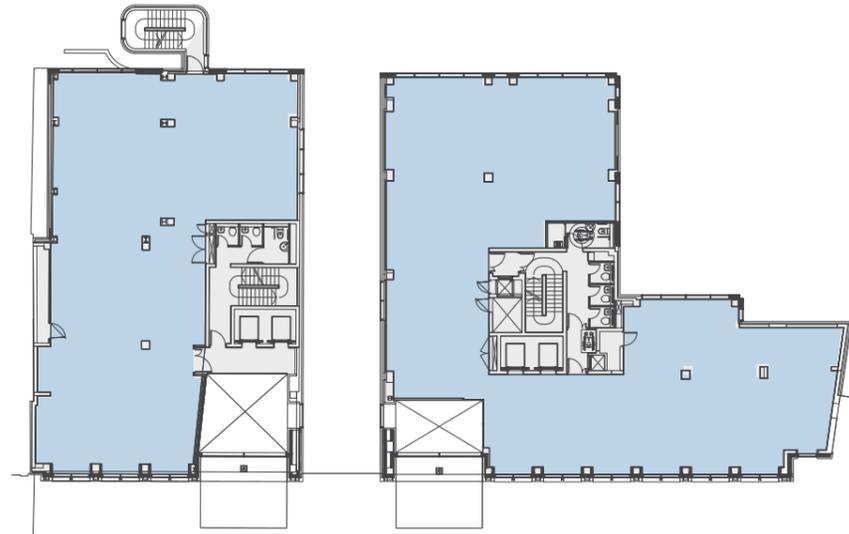
PENTONVILLE ROAD

LOWER GROUND FLOOR



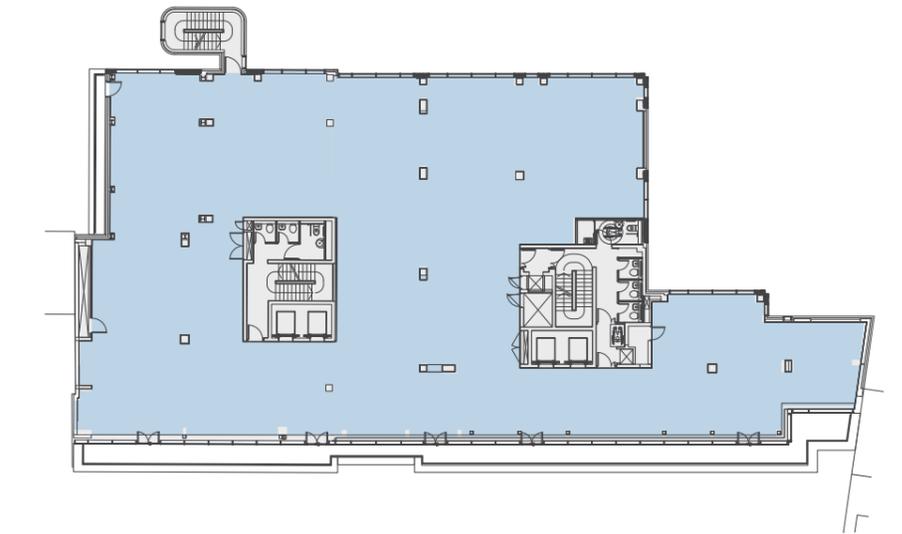
PENTONVILLE ROAD

FIRST FLOOR



PENTONVILLE ROAD

FIFTH FLOOR



PENTONVILLE ROAD

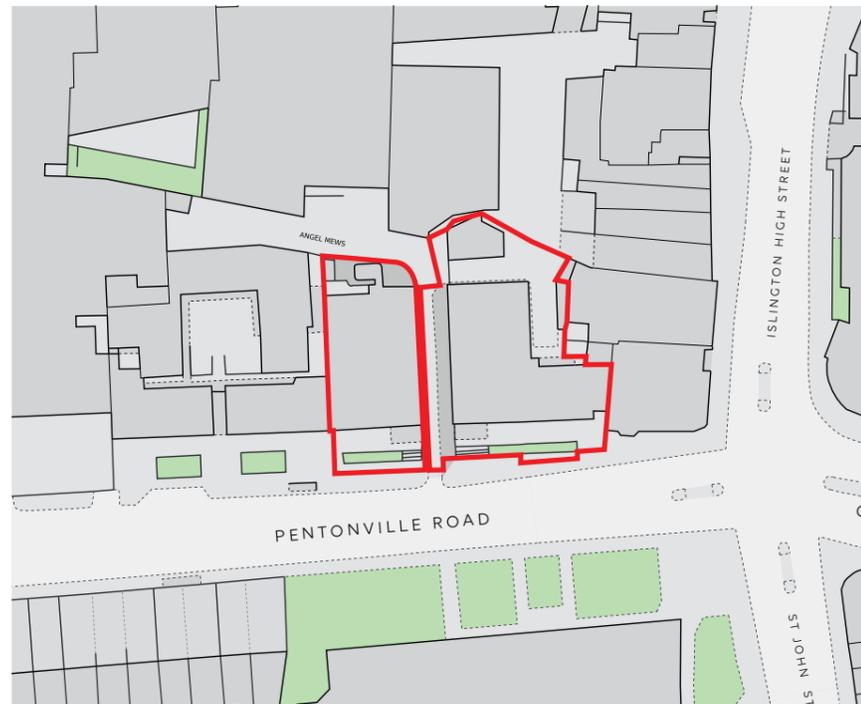


NEW 5TH FLOOR ADDED IN 2012

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TENURE

The property is held Freehold under title numbers
AGL244843 and NGL671023.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved

10-4 Pentonville Rd is currently subject to Crossrail 2 safeguarding as an Area of Surface Interest (AOSI). The proposed route of Crossrail 2, has been changed, meaning 10-4 Pentonville Road is no longer an AOSI, however the safeguarding directions have not yet been updated. When they are, it is expected that this site will be removed from the safeguarding.

TENANCY

The property is available with full vacant possession.



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FURTHER INFORMATION

VAT

The property is registered for VAT, which will be payable on the purchase price.

EPC

4 Pentonville Road has an EPC rating of B 37.

10 Pentonville Road has an EPC rating of B 40.

Further details are available on request.

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In order to discharge their legal obligations including (without limitation) all applicable anti-money laundering, anti corruption and financial crime, laws, rules and regulations the Vendor and Compton, will require certain information is provided by all parties who wish to submit a written offer.

PLANNING

The property is located in the Borough of Islington. The property is not listed, nor is it located in a Conservation Area.

BUILDING SURVEY

A vendor building survey is available on request.

DATA ROOM

Data room access can be provided on request.



PROPOSAL

**OFFERS ARE INVITED IN EXCESS OF £27,000,000
(EXCLUSIVE OF VAT) FOR THE FREEHOLD INTEREST
REFLECTING A LOW CAPITAL VALUE OF £493 PER SQ FT**

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