

Commercial Office Space

954 sq ft

Stunning newly refurbished offices in prime Kings Cross

TO LET

251 Pentonville Road, Kings Cross, N1



LOCATION

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

TRANSPORT

Kings Cross Station – Mainline services, Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith & City lines

St Pancras – Mainline services and Eurostar International

Buses – 205, 214, 30, 73, 476, 63

34 Clerkenwell Close, London EC1R 0AU Tel: 020 7336 1313 Fax: 020 7608 2608

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DESCRIPTION

This former warehouse building has been the subject of a comprehensive, full modern refurbishment. The stylish floors benefit from excellent natural light, high ceilings, air-conditioning and boasts stunning views towards the city and west end

AMENITIES

- Newly refurbished throughout
- New wooden flooring
- Capped off services
- New Passenger lift
- Excellent natural daylight
- New modern lighting
- New Air conditioning throughout
- Can be let on floor by floor or self-contained building
- Videophone entry

APPROXIMATE FLOOR AREAS

First Floor	955 sq ft		LET
Second Floor	954 sq ft	88.6 sq m	
Third floor	954 sq ft		U/O
Fourth Floor	841 sq ft		LET
Total	954 sq ft	88.6 sq m	

*Please note, also available within the building is a ground and lower ground retail unit of approximately 2,148 sq ft.

LEASE

A new full repairing and insuring lease/s direct from the landlord for a term by arrangement.

RENT

£45.00 per sq ft per annum exclusive

SERVICE CHARGE

To be confirmed.

RATES

The building has not yet been assessed by the VOA for rating purposes.

Interested parties must contact the London borough of Camden to confirm figures.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

ANTON PAGE 020 7336 1313
chrisantoniou@antonpage.com
james@antonpage.com

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 68 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 377
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 42.87

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

74 If typical of the existing stock