

# BLUEBOOK



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**Address.**

210 Pentonville Road, N1

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**Size.**

5,369 sq ft

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**Possession.**

Available Immediately

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## Overview.

Landmark office building close to King's Cross Station.

## Accommodation

Name	sq ft	sq m	Availability
7th	5,369	498.80	Available

## Specification.

Available in Cat A, Fully Fitted or Fully Managed, New contemporary style reception, 1:8 sq m occupational density, New VRV air conditioning, Floor-to-ceiling windows, 2.8m floor to ceiling height, 8 new showers, 32 cycle spaces, lockers & drying room, Car parking, Stunning views.

## Financials.

Rent	£82.50 - £87.50 per sq ft Cat A or Fully Fitted. For managed: £175 psf inc.
Rates Payable	£26.75 per sq ft
Service Charge	£14.31 per sq ft
EPC Rating	A

## Contacts.

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[chris@bluebooklondon.co.uk](mailto:chris@bluebooklondon.co.uk)

**Joe Fuller**

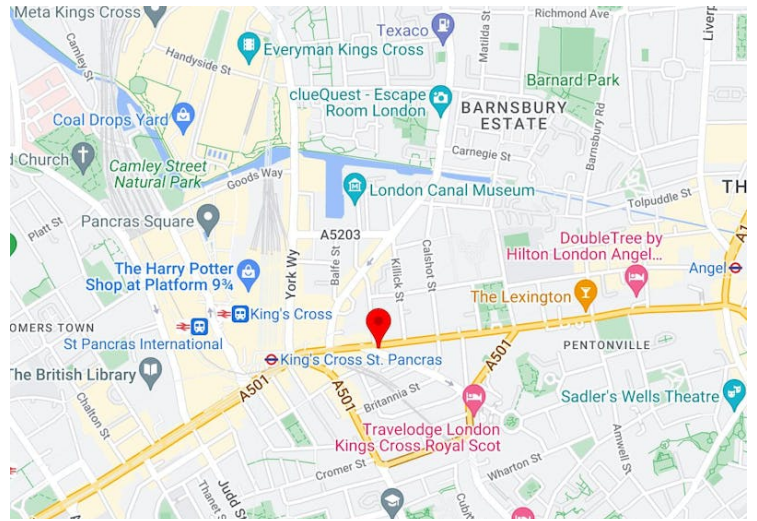
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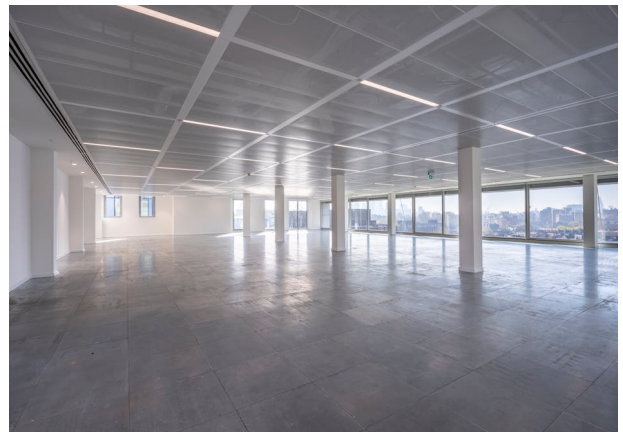
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These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 16/06/2026



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**BLUEBOOK**



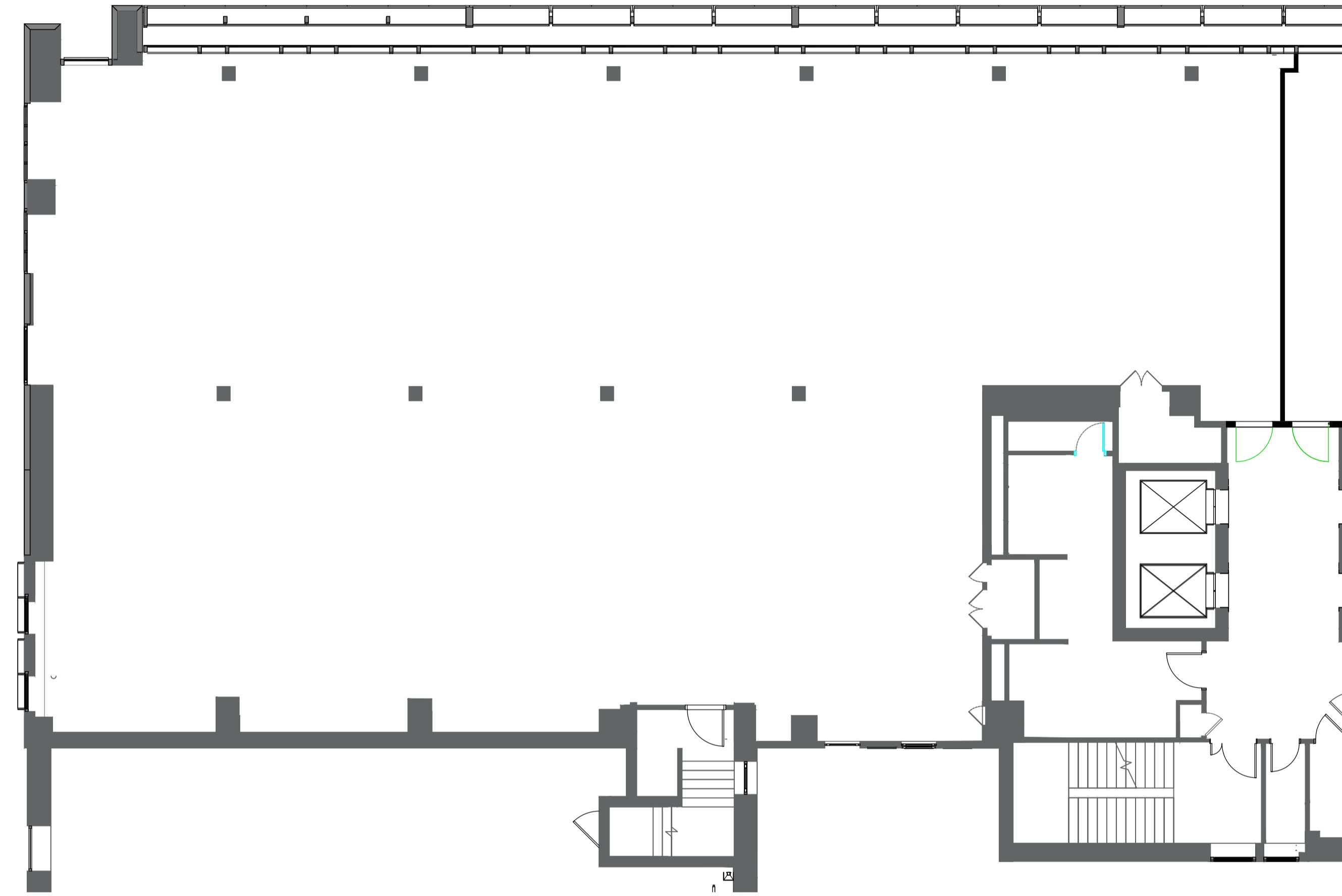
REV	DESCRIPTION	BY	DATE
DRAWING STATUS			
PRE-CONSTRUCTION			
GLOBAL HOLDINGS			
Address: 210 PENTONVILLE RD			
Project Number	Floor	Detail	Rev
CWS0110	07	GA	-
Drawing Title			
Seventh Floor General Arrangement			
Produced by	Scale	Date Created	
KL	1:100@A1	05.04.26	
CURIO WORKSPACE			
5th Floor 85 Great Eastern Street E London EC2A 3HY W			

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REV	DESCRIPTION	BY	DATE
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DRAWING STATUS  
PRE CONSTRUCTION

VEOLIA

Address:  
210 PENTONVILLE RD

Project Number	Floor	Detail	Rev
CWS00xx	07	GA	

Drawing Title  
Seventh Floor East  
General Arrangement

Produced by	Scale	Date Created
KL	1:100@A1	12.08.25

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