



## TO LET

3,677 SQ FT  
(341.60 SQ M)

£45 PER SQ FT

Fully fitted offices to let in  
converted warehouse  
building 3,677 sq ft

- Fully fitted
- Comfort cooled
- Manned entrance hall
- Parking
- Passenger lift
- Showers
- Building not elected for VAT
- Excellent natural light

## Summary

<b>Available Size</b>	3,677 sq ft
<b>Rent</b>	£45 per sq ft
<b>Rates Payable</b>	£10.18 per sq ft
<b>Service Charge</b>	£7 per sq ft
<b>VAT</b>	Not applicable. The building is not elected for VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Fantastic third-floor office to let in a converted warehouse building. Potentially of interest to financial institutions and charities, as the building is not subject to VAT. The floor plate is predominantly an open-plan layout, designed for 44 desks, but with a capacity for 60 in the current configuration. There is a 10-person meeting room, 2 small meeting pods, a kitchen, and generous breakout areas.

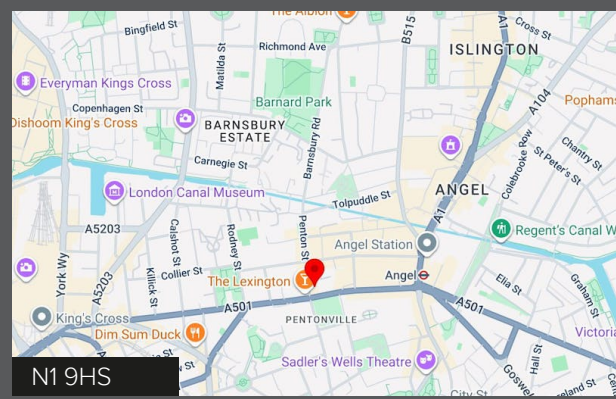
## Location

The building is situated on the northside of Pentonville Road at its junction with Penton Street. The building overlooks Claremont Square and Amwell Street and is conveniently positioned within close proximity to Angel tube station. Within a short walking distance are Upper Street and Exmouth Market, both of which have an abundance of restaurants, bars, and coffee shops.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	3,677	341.60	Available
<b>Total</b>	<b>3,677</b>	<b>341.60</b>	



## Viewing & Further Information



### Clarke Buxton

020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk



### Tim Gale

020 7404 5043 | 07713 482351  
tgp@galepriggen.co.uk

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