

**ASHURST
REAL
ESTATE**

ashurstre.london

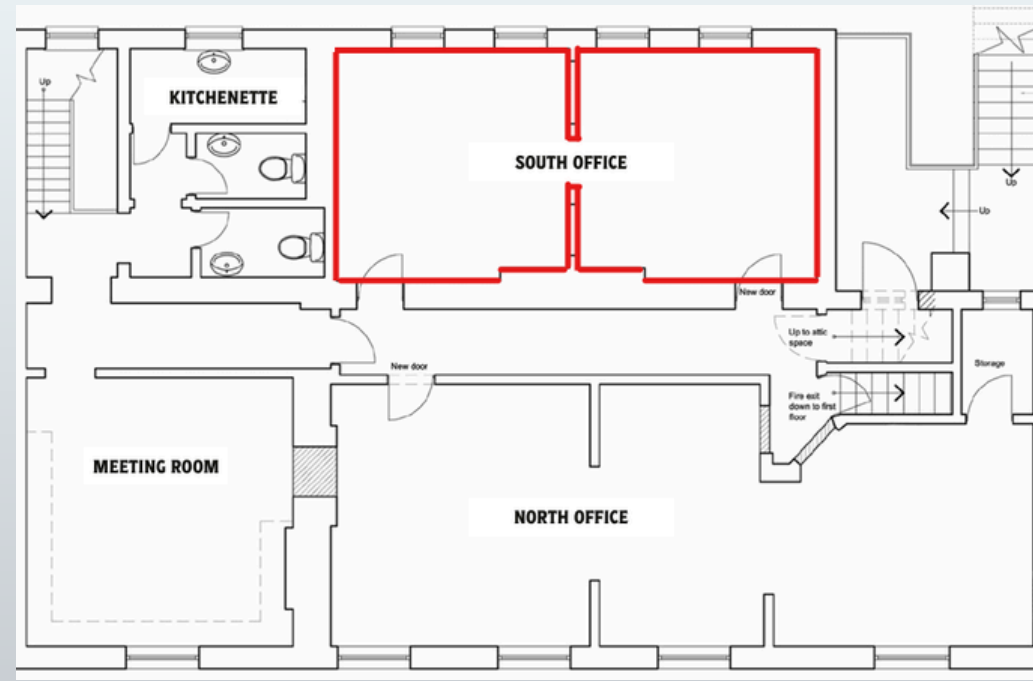
330 sq. ft. | 8 Desks

257-259 Pentonville Road

1

A light bright + airy office situated a few minutes away King's Cross Station with a buzzing bar and restaurant literally on your door step! **An additional 10 person office is also available at £35,000 PA.**

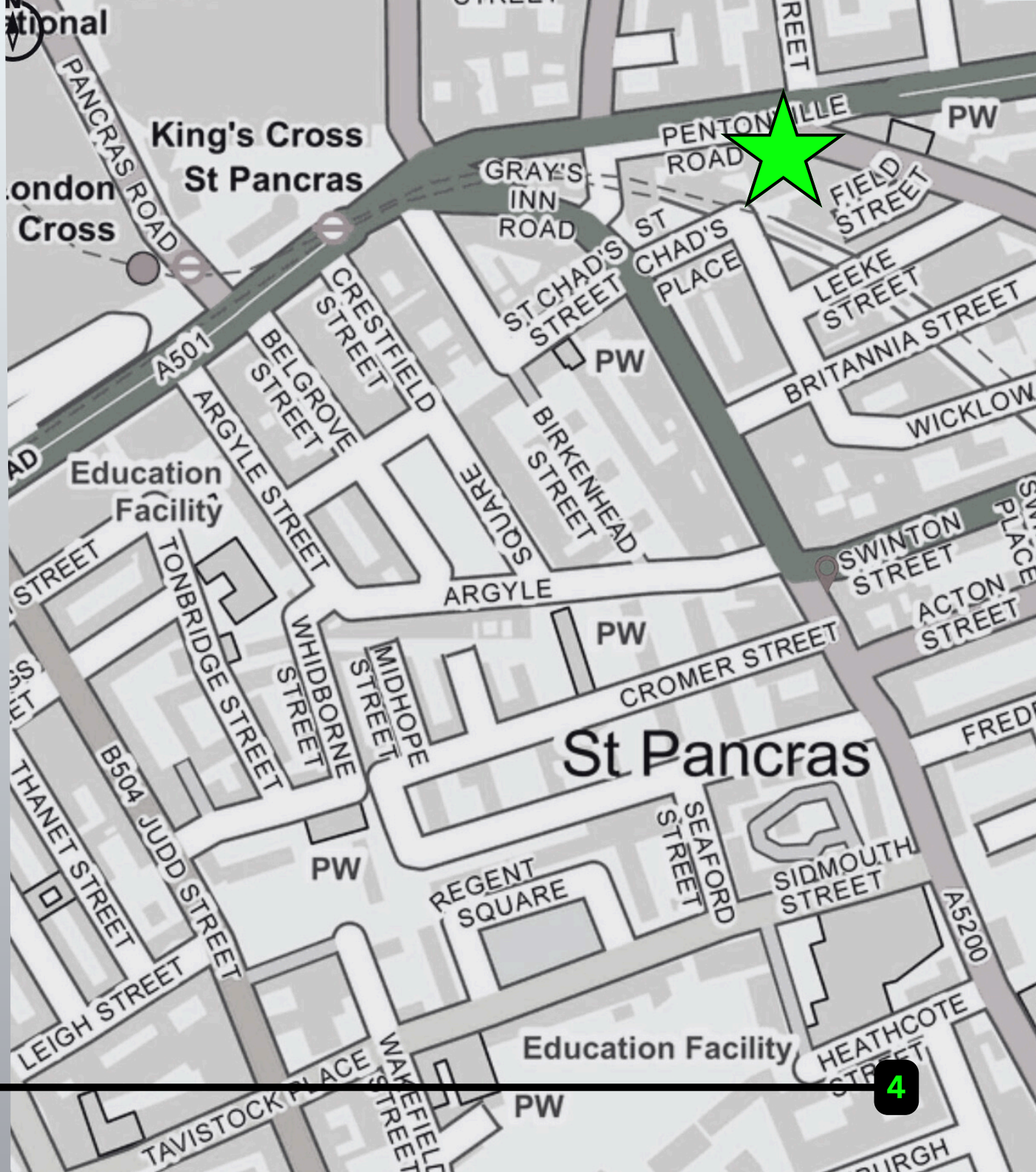
SIZE	330 sq. ft.	Features include
DESKS	Furnished for 8	<ul style="list-style-type: none">• Low cost, fully inclusive rent• Communal roof terrace
RENT	£25,000 PA.	<ul style="list-style-type: none">• Flexible lease terms
SERVICE CHARGE	Included in rent	<ul style="list-style-type: none">• Good natural light• Comfort cooling
BUSINESS RATES	Included in rent	<ul style="list-style-type: none">• Shared meeting room
VAT	The rent is subject to VAT	<ul style="list-style-type: none">• 15% discount @ The Big Chill and Chick 'n' Sour
ENERGY PERFORMANCE	To be confirmed	<ul style="list-style-type: none">• 2 minutes to King's Cross Station



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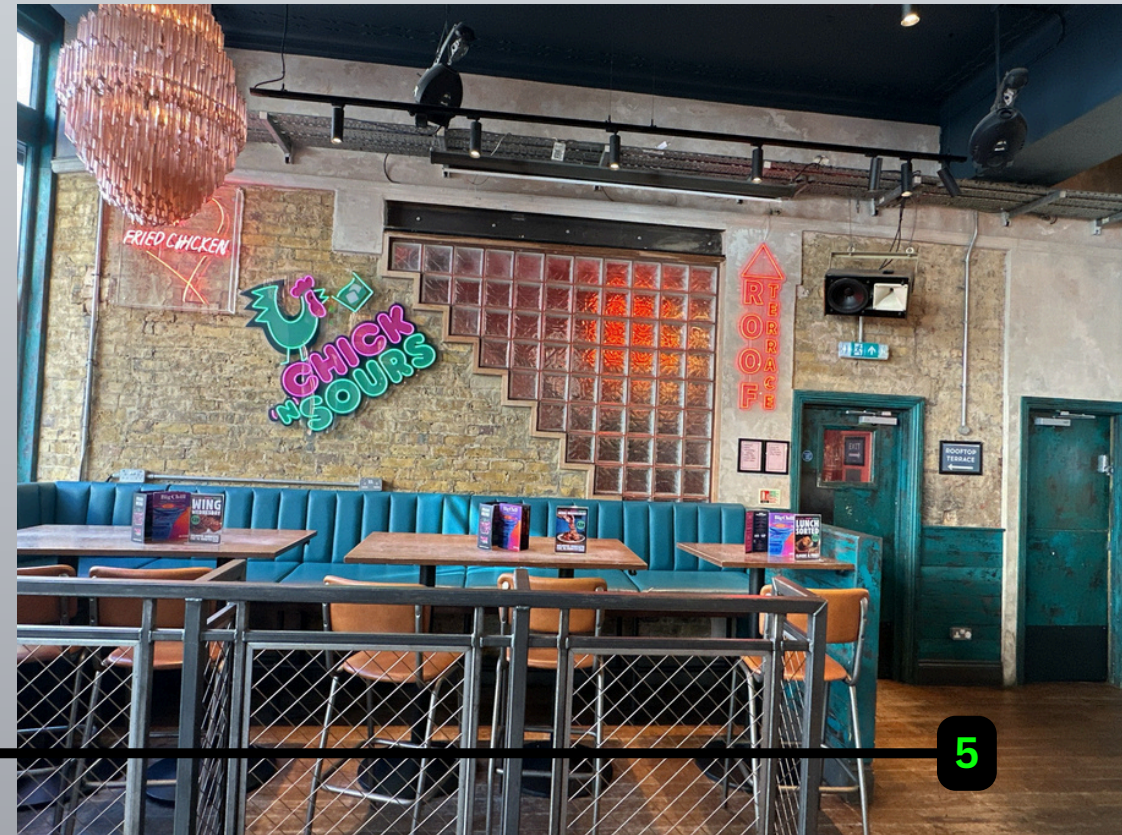
SIZE	330 sq. ft.
DESKS	Furnished for 8
RENT	£25,000 PA.
SERVICE CHARGE	Included in rent
BUSINESS RATES	Included in rent
VAT	The rent is subject to VAT
ENERGY PERFORMANCE	To be confirmed



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Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Money Laundering Regulations 2017 and RICS Professional Standards and will advise which checks are required once heads of terms are agreed.

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