

10—4 PENTONVILLE ROAD ANGEL N1

TEN

FOUR

LDN

AVAILABLE: 1,500—17,500 SQFT+



TENFOURLDN

Boldly reimagined behind a striking brick façade, TEN FOUR LDN commands a prominent position directly adjacent to Angel Station, at the intersection of London's most dynamic districts, between King's Cross and Old Street. This redevelopment offers a rare opportunity for ambitious businesses to thrive in a creative, hyper-connected location.



LOWER GROUND FLOOR CO-WORKING AND EVENT SPACE

A DESTINATION DESIGNED TO INSPIRE

Tenants benefit from premium commuter facilities, vibrant meeting and event spaces, beautifully crafted communal areas, generous bike storage, and a brand new café hub, everything here is built to bring people together and elevate the everyday.

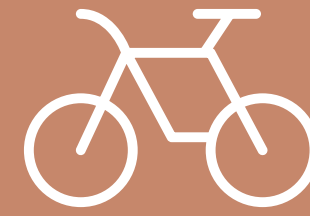
Located in the heart of Angel, TEN FOUR LDN sets a new benchmark for modern working.

AMENITIES

Lift Access



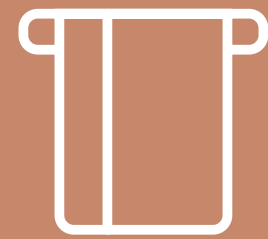
Bike Parking



Cafe



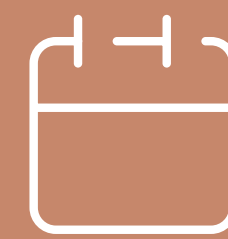
Newly Refurbished
End of Journey Facilities
Showers/Lockers



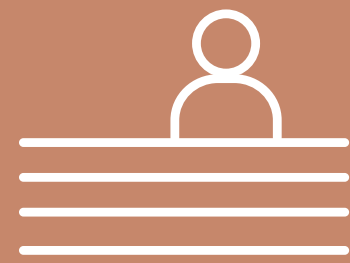
Bookable
Meeting Facilities



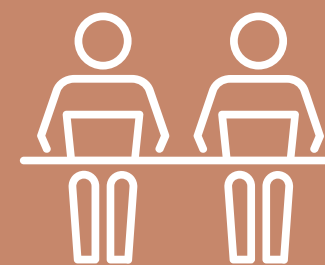
Town Hall /
Presentation
Space



Co-working or Fixed
Desks



Manned Reception



DDA Compliant



END OF JOURNEY



CAFE



MAIN LOBBY



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TOILETS
STAIRS

MAIN LOBBY



CAFE



BOARD ROOM

BALANCED ZONES FOR WORK AND WELLBEING

The Ground & Lower Ground Floors are thoughtfully zoned to support every working style, from quiet corners and acoustic pods for focused work, to collaborative lounges and breakout areas that spark ideas and connection.

Whether you're after a dedicated desk for the day, a high-spec meeting room, or a stylish venue to host your next event, TEN FOUR makes it happen- whatever your day demands.



LOCATION

BARS & RESTAURANTS

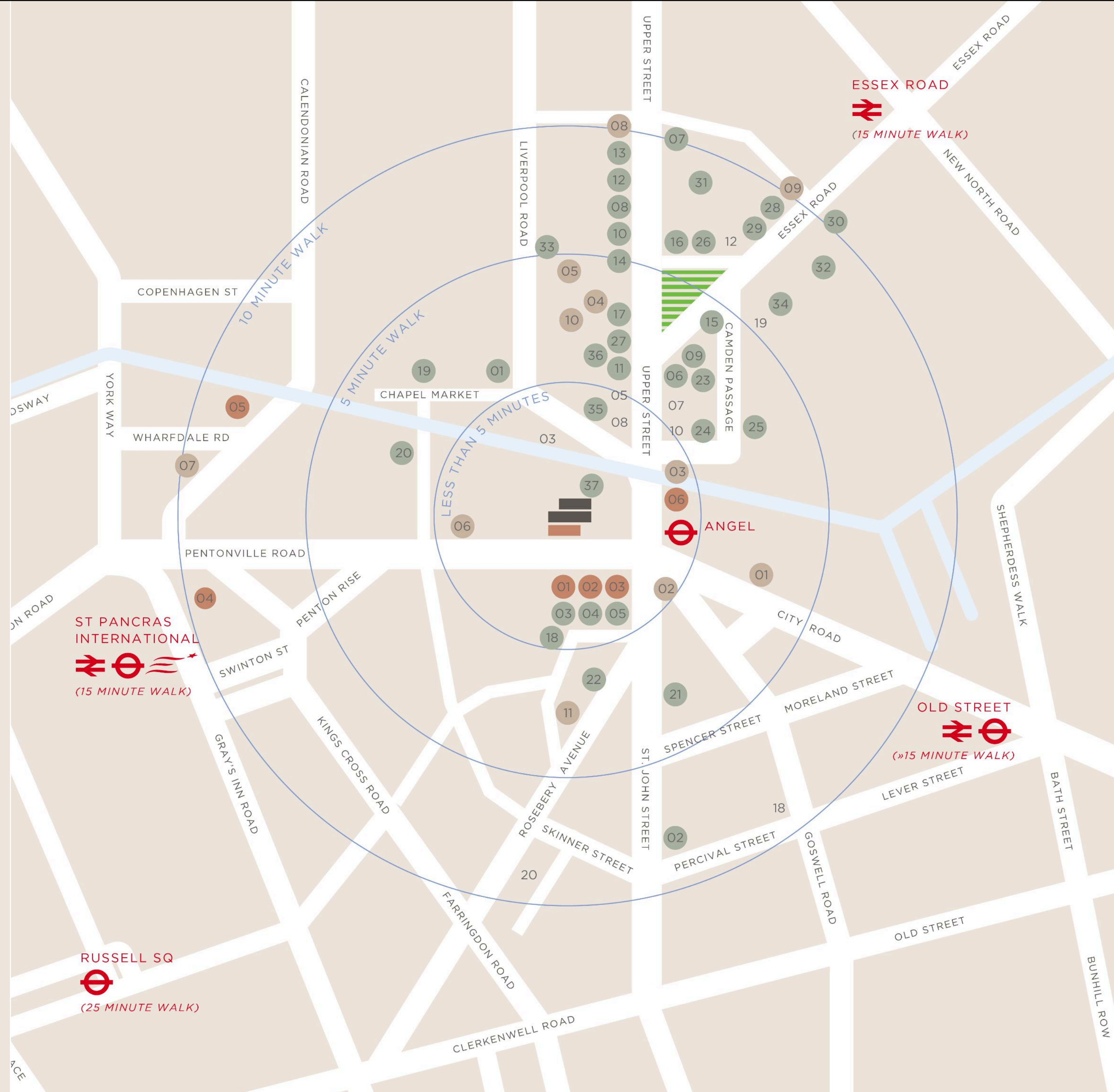
- 01 Midnight Jazz & Blues Bar
- 02 The Fish Shop on St John
- 03 Jamie's Italian
- 04 Hummingbird Bakery
- 05 Busaba Eathai
- 06 Byron
- 07 Euphorium Bakery
- 08 Fig & Olive
- 09 Hamburger Union
- 10 Isarn
- 11 Ladybird Cocktail Lounge
- 12 Le Mercury
- 13 Sea Fish
- 14 Slim Jim's Liquor Bar
- 15 Med Kitchen
- 16 OQO
- 17 Keston Lodge
- 18 The Harlequin
- 19 Anam Bar
- 20 Chapel Bar & Club
- 21 Banana Tree
- 22 Lakorn Thai
- 23 The Breakfast Club
- 24 The Elk In The Woods
- 25 Frederick's
- 26 Browns
- 27 Cuba Libre
- 28 Giraffe
- 29 Planet Organic
- 30 Wenlock & Essex
- 31 Ottolenghi
- 32 Old Queen Head
- 33 Pig & Butcher
- 34 69 Colebrooke Row
- 35 Wagamama
- 36 Yo! Sushi
- 37 Bill's

LOCAL OCCUPIERS

- 01 Expedia
- 02 Sage
- 03 Cancer Research UK
- 04 Squire and Partners Architects
- 05 Wolff Olins
- 06 Elite Models

HOTELS & LEISURE

- 01 Fitness First
- 02 Virgin ActiveGym
- 03 Mall Antiques Arcade
- 04 Screen on the Green
- 05 Hilton London Islington Hotel
- 06 Jurys Inn Islington
- 07 Premier Inn Islington
- 08 Sequin ParkGym
- 09 Esporta Health & Fitness
- 10 Vue Cinema
- 11 Sadler's Wells Theatre



KEY TRANSPORT HUBS



ANGEL



EUSTON
4 MINUTES



KING'S CROSS
ST PANCRAS
2 MINUTES



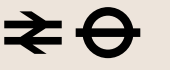
OLD STREET
3 MINUTES



MOORGATE
4 MINUTES



BANK
6 MINUTES



LONDON BRIDGE
8 MINUTES



DIRECT LINKS



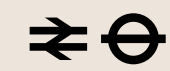
LIVERPOOL STREET
8 MINUTES



TOTTENHAM COURT ROAD
11 MINUTES



VICTORIA
13 MINUTES



WATERLOO
13 MINUTES



CONNECTIVITY

TEN FOUR boasts exceptional connectivity, situated at a key transport hub in Angel Islington, offering seamless access to both national and international travel routes.



LONDON'S NEW POWER CORNER

Between Icons: Angel, King's Cross & Old Street

TEN FOUR is perfectly placed at the centre of London's tech and innovation axis, between the buzz of Old Street and the global connectivity of King's Cross.

Angel's eclectic charm includes the vibrant Camden Passage, a gem for antique lovers and the perfect spot for a lunchtime stroll. When it comes to food, you're spoiled for choice: savour brunch at Ottolenghi or wind down the day with delicious sourdough pizza at Crudough.

TEN FOUR puts your business at the centre of London's most dynamic commercial triangle, built for speed, creativity, and connection.



1. OTTOLENGHI
2. KING'S CROSS STATION
3. GAIL'S



NEIGHBOURING BUSINESSES

Businesses choose Angel for its unbeatable connectivity and vibrant atmosphere. Just one stop from King's Cross on the Northern Line, Angel Station offers direct links to the City, West End, and major transport hubs. It's minutes from international rail at St Pancras and national services at Euston. Heathrow, Gatwick, and Luton airports are all easily accessible via nearby rail and tube connections, ideal for international travel. With fast access, a lively mix of offices, shops, and creative spaces, Angel is a smart choice for companies that want central convenience without Central London prices.



 **Expedia**

 **ABBNEY ROAD**

 **World
Cancer
Research
Fund**

 **wayfair** 

OLIVER

moneyfarm

OUR TENANTS

ZURU Toys



Bondsmith

ZURU Edge

MAYVN CAFE
GROUND FLOOR

BONDSMITH
LEVEL 2 4,152 SQFT

ZURU Tech

TYPEBEEA

The
CoreProp
Group



ZURU GROUP
LEVEL 2 & 3 13,736 SQFT

VIDA GLOW & TYPEBEEA
LEVEL 1 SERVICED

THE COREPROP GROUP
LEVEL 1 SERVICED

FONTERRA
LEVEL 1 SERVICED

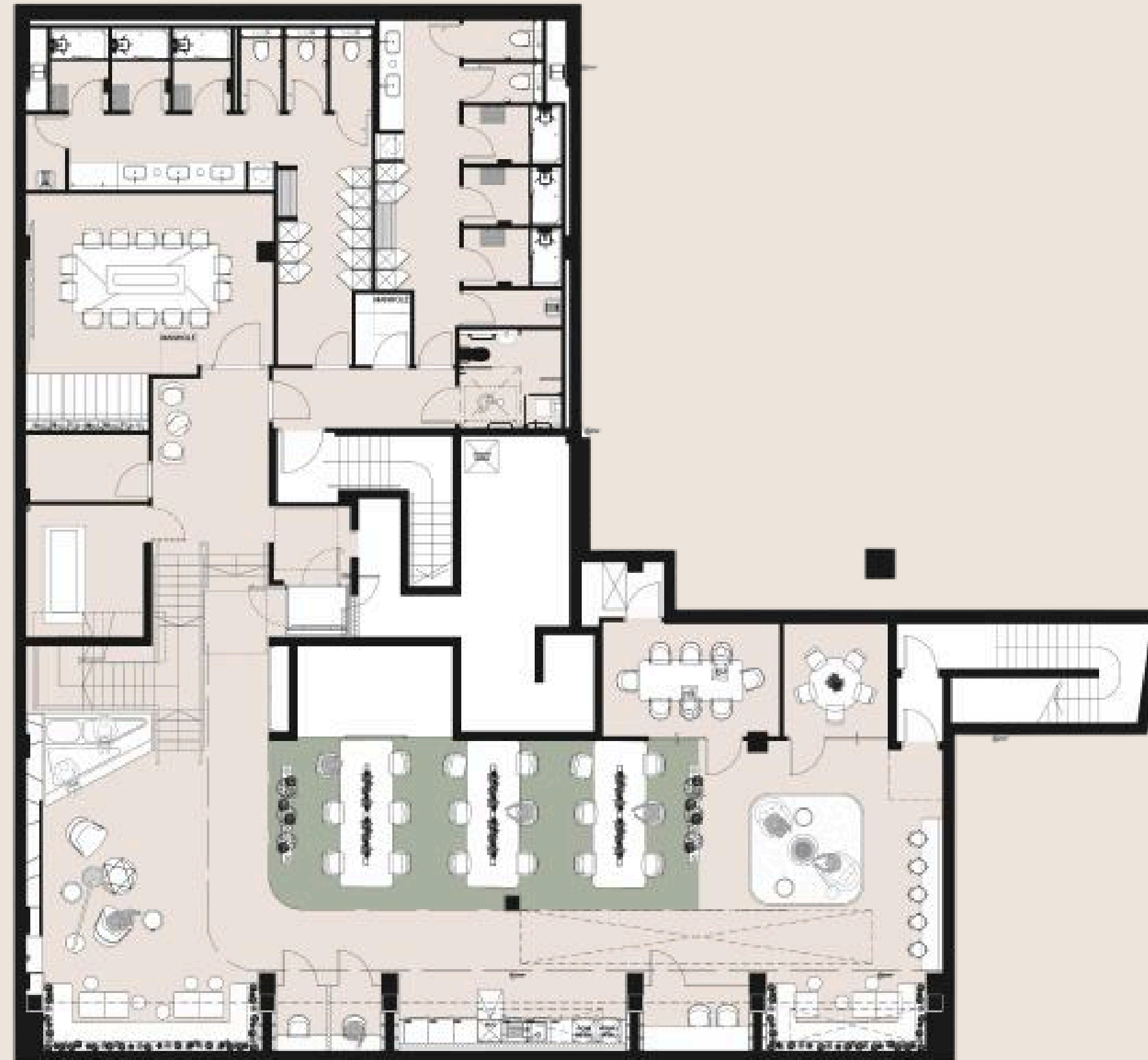
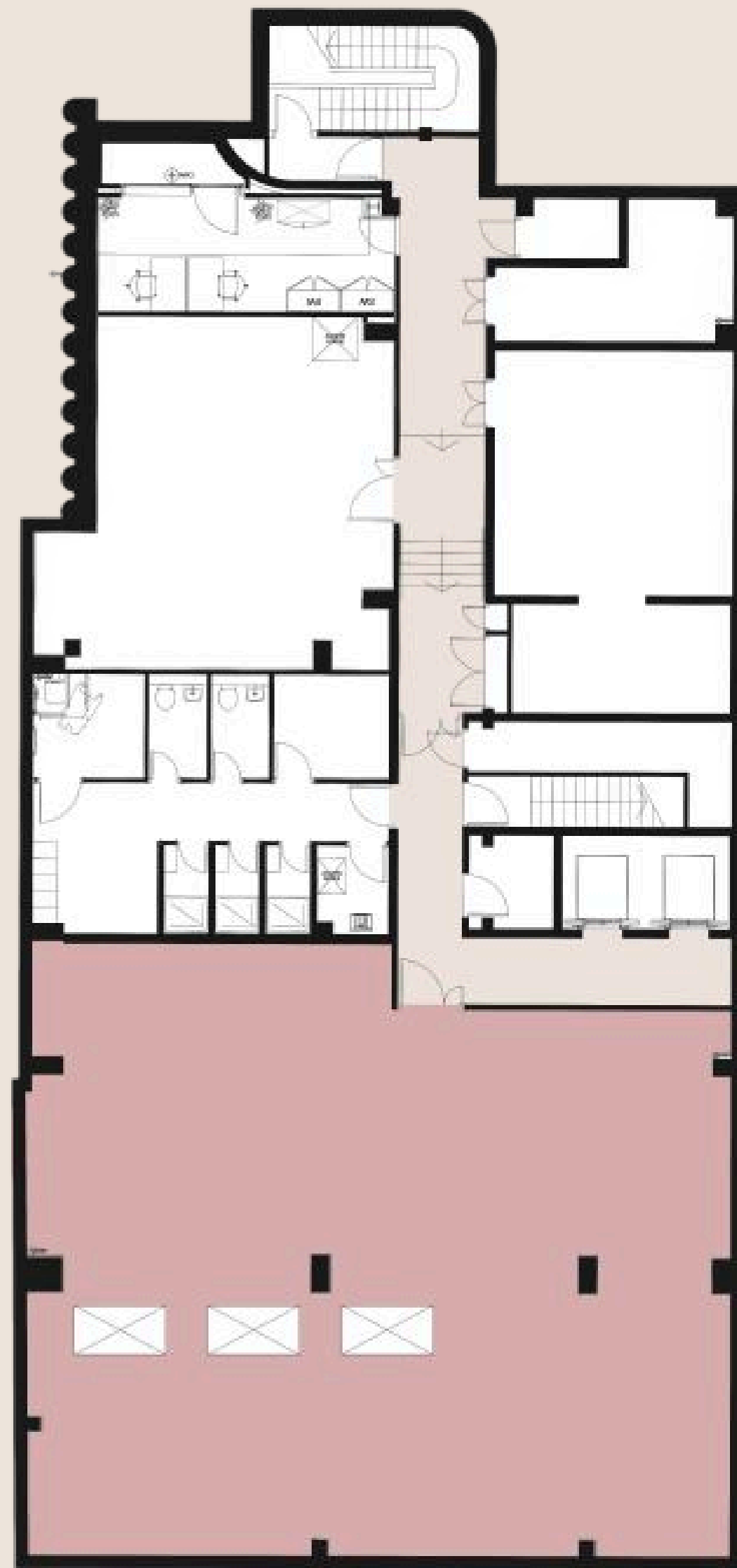
AVAILABILITY

BUILDING TEN

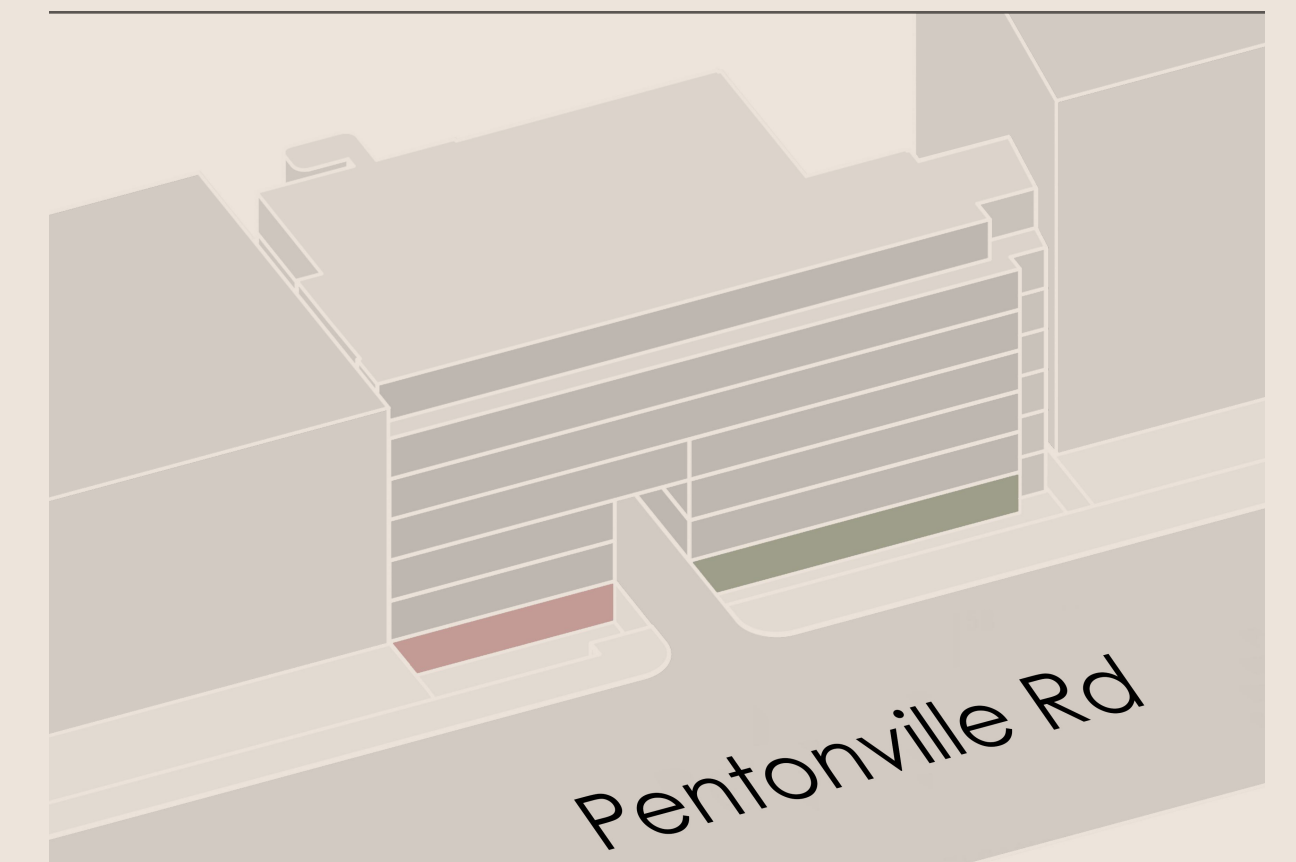
BUILDING FOUR

| FLOORS | USE | FIT OUT | AREA SQ FT | USE | FIT OUT | AREA SQ FT |
|--------|---------|-----------|------------|-----------------|---------|--|
| 5 | OFFICE | UN-FITTED | 8,199 | | | |
| | TERRACE | | | | | AVAILABLE NOW |
| 4 | OFFICE | UN-FITTED | 9,054 | | | AVAILABLE NOW |
| 3 | OFFICE | | LET | | | |
| 2 | OFFICE | | LET | OFFICE | | LET |
| | | | | | | |
| 1 | OFFICE | UN-FITTED | 2,975 | SERVICED OFFICE | | 13P OFFICE LET 19P OFFICE LET 32P OFFICE LET |
| | | | | | | |
| G | OFFICE | UN-FITTED | 2,861 | COWORKING | | 24 DESKS |
| | | | | CAFE | | LET |
| L G | OFFICE | UN-FITTED | 2,079 | COWORKING | | 18 DESKS |

LOWER GROUND FLOOR



| | | |
|------------|----------|---------|
| BUILDING | ■ NO. 10 | ■ NO. 4 |
| FIT-OUT | UNFITTED | COWORK |
| AREA SQFT. | 2,079 | - |



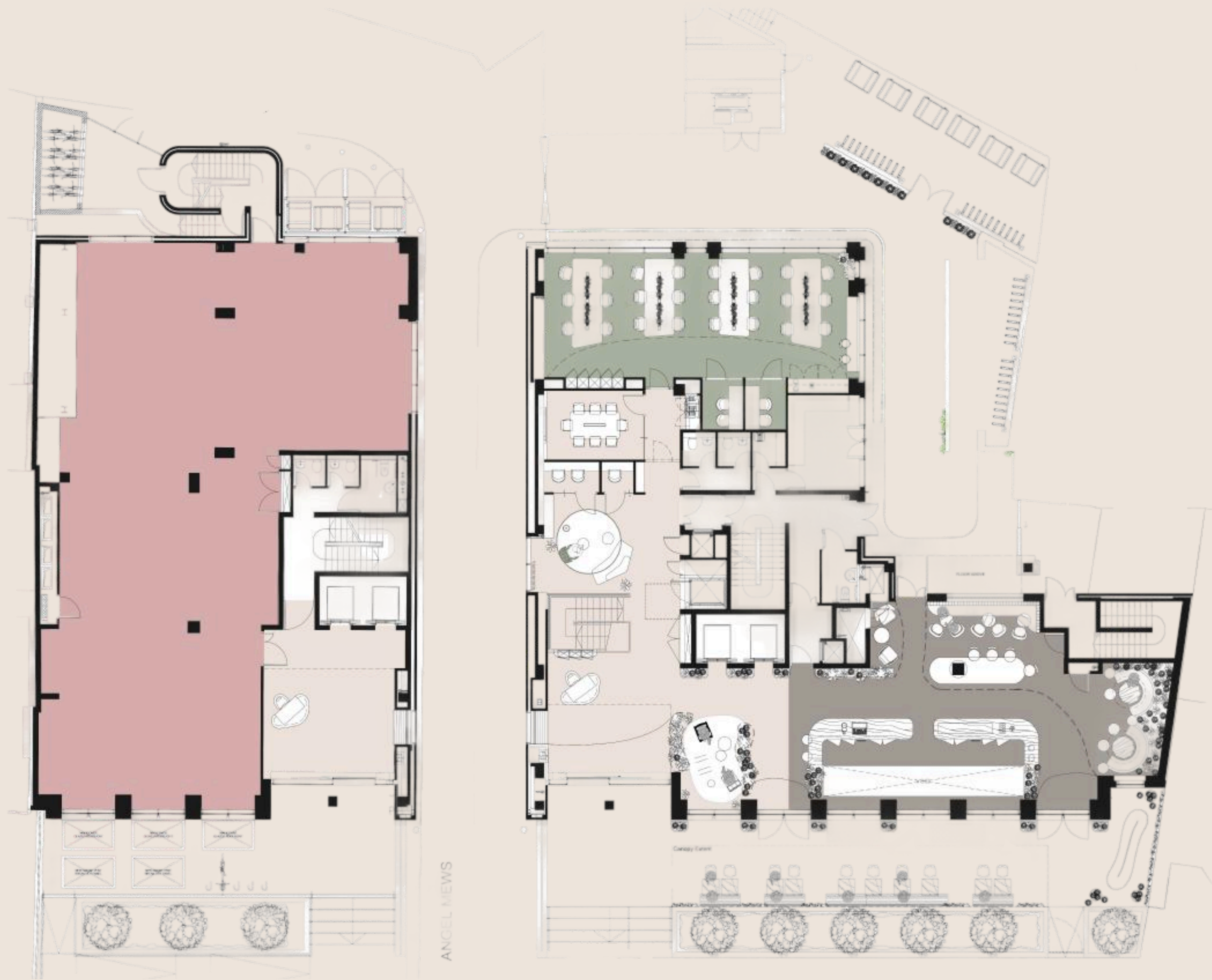


LOWER GROUND FLOOR

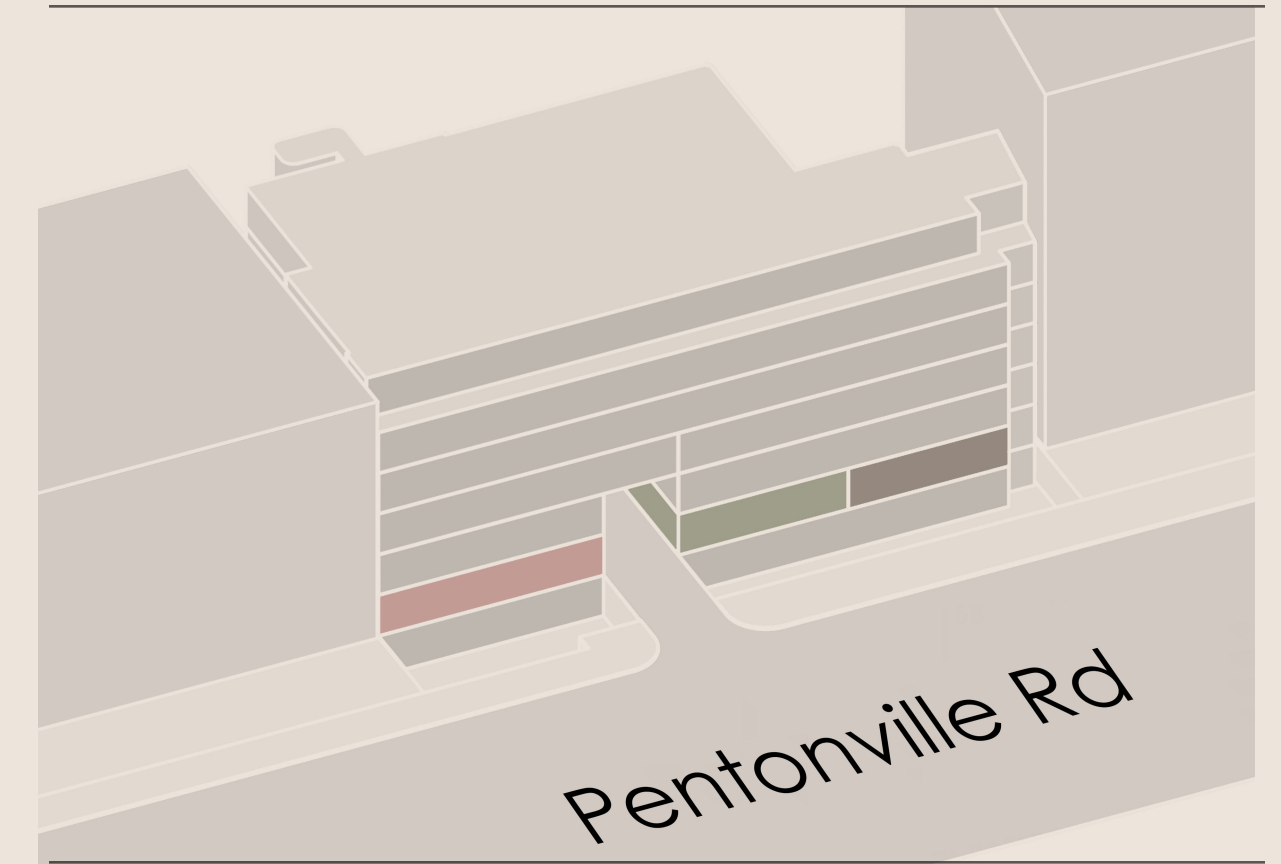


LOWER GROUND COWORKING

GROUND FLOOR



| | | |
|-------------------|----------|---------|
| BUILDING | ■ NO. 10 | ■ NO. 4 |
| FIT-OUT | UNFITTED | COWORK |
| AREA SQFT. | 2,079 | - |





GROUND FLOOR COWORKING



GROUND FLOOR COWORKING

FIRST FLOOR

BUILDING 10
INDICATIVE TEST FIT



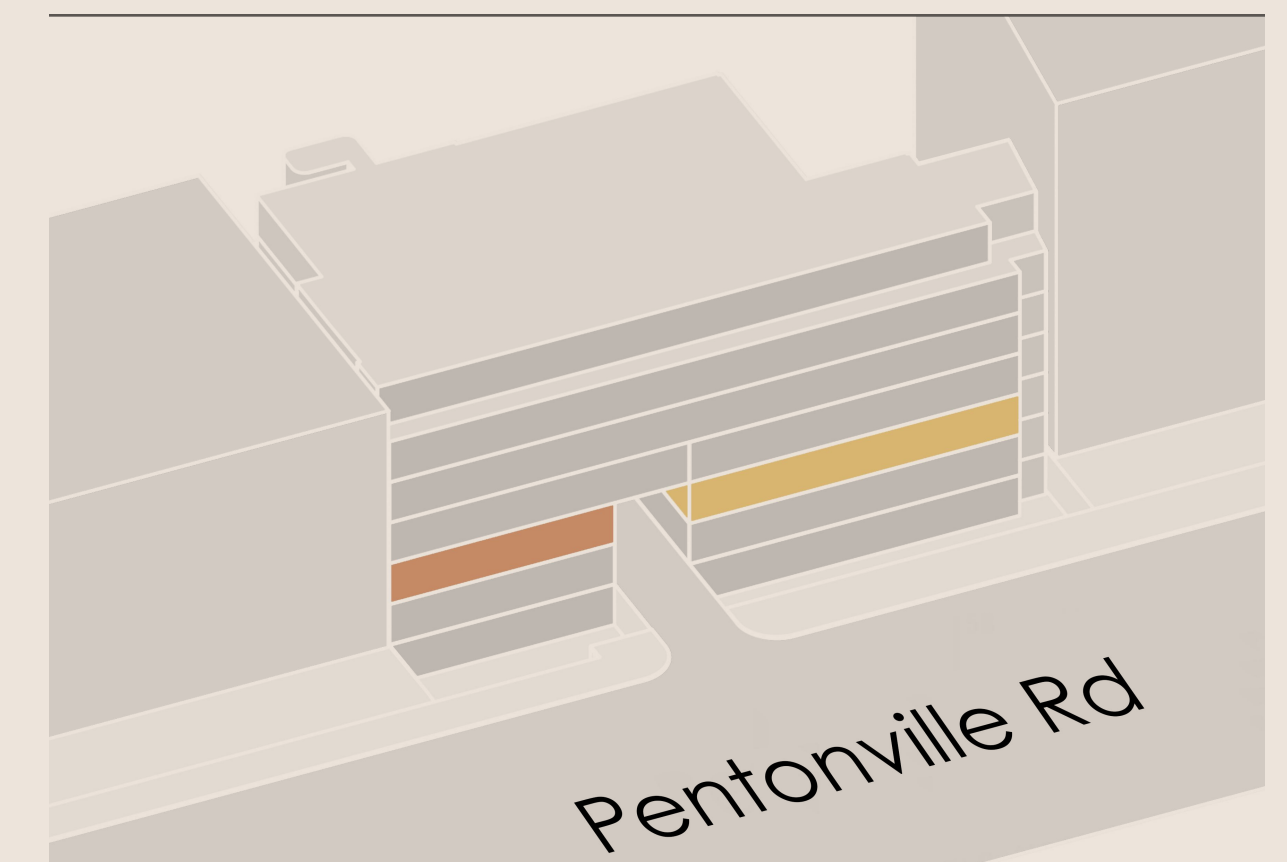
33X DESKS & HOT DESKING AREAS

- 1X 8 PERSON MEETING ROOM
- 1X 8 PERSON OPEN MEETING AREA
- 1X 6 PERSON COLLABORATION SPACE
- 3X PHONE BOOTHS
- 1X PRIVATE KITCHEN
- 1X PRINTER AREA

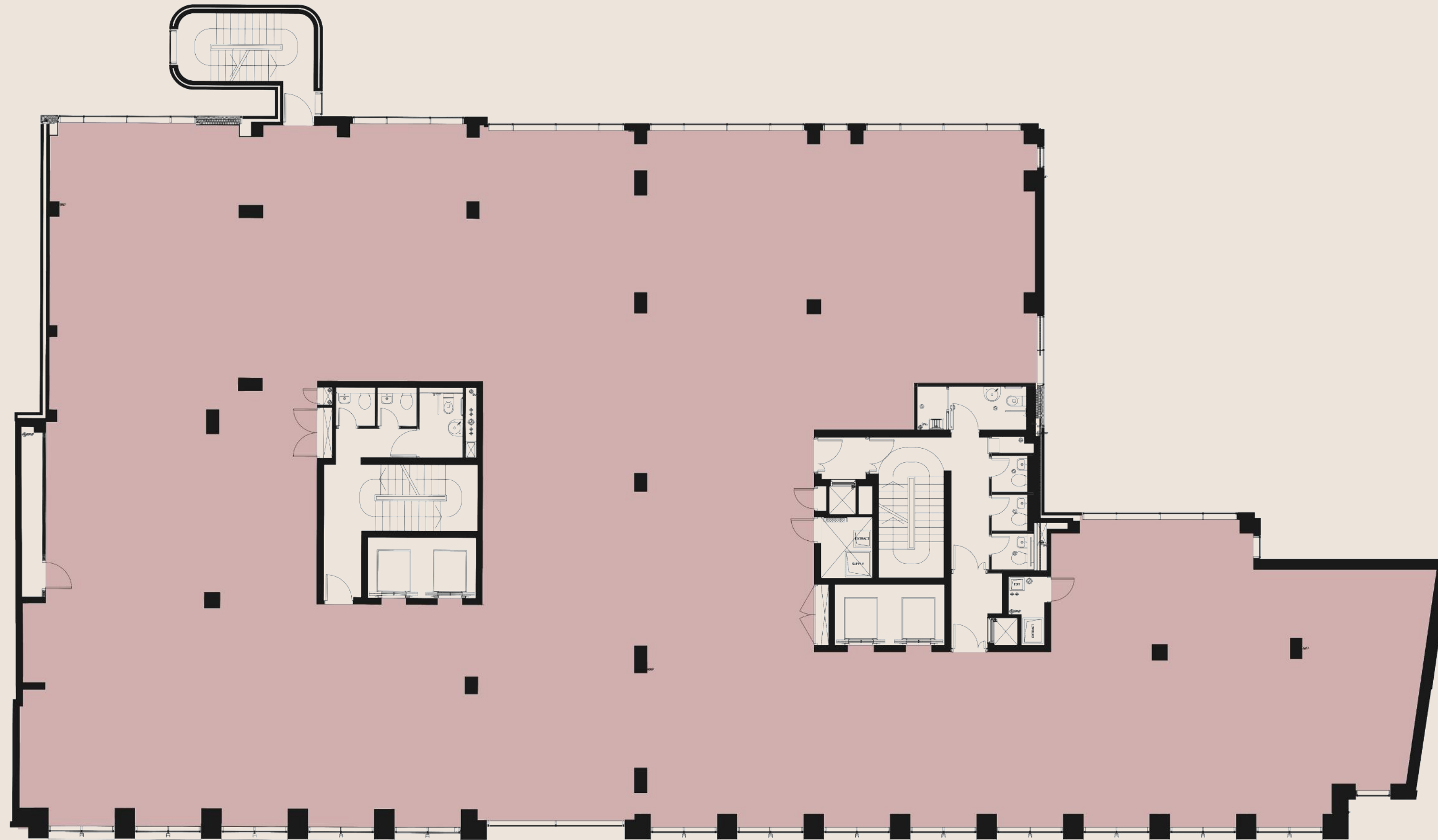
BUILDING NO. 10

FIT-OUT FITTED

AREA SQFT. 2,975



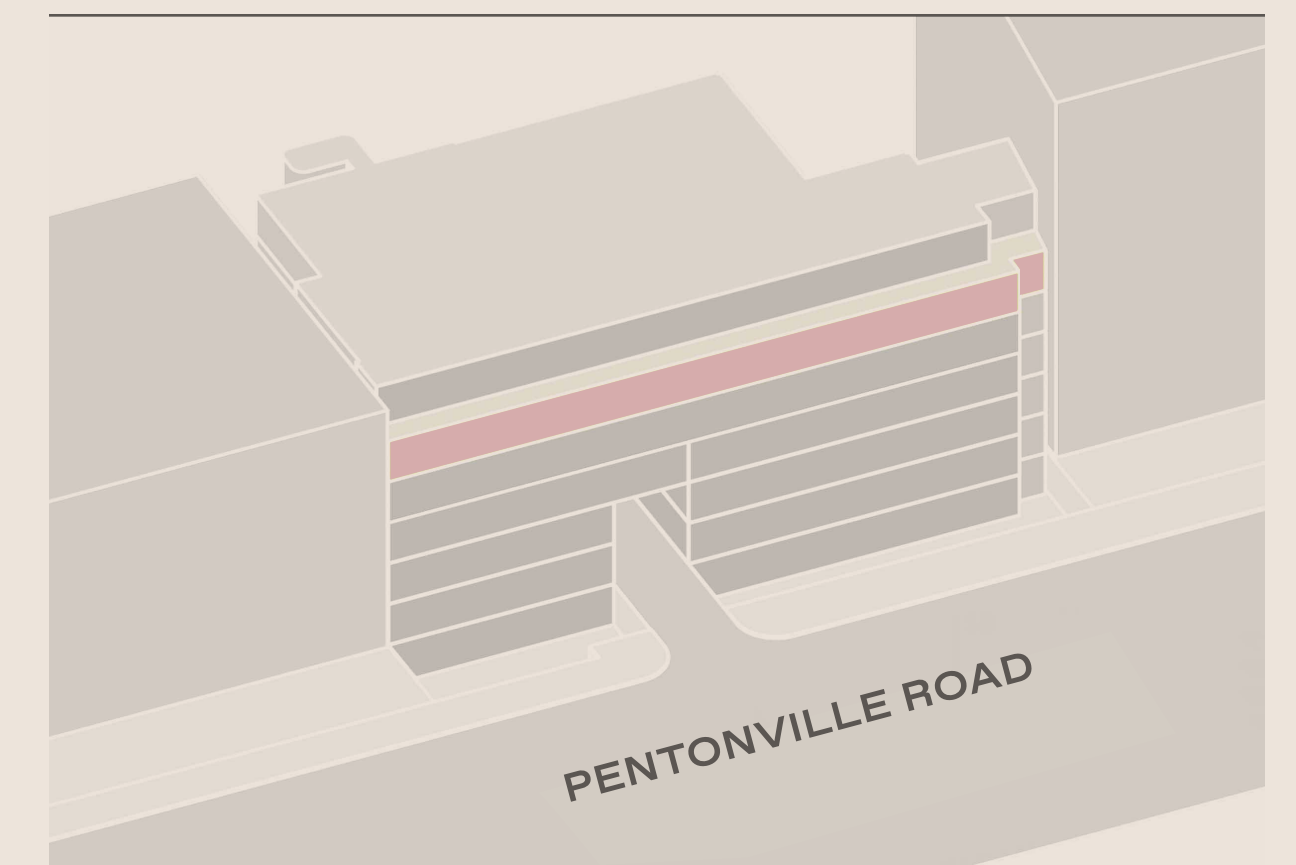
FOURTH FLOOR



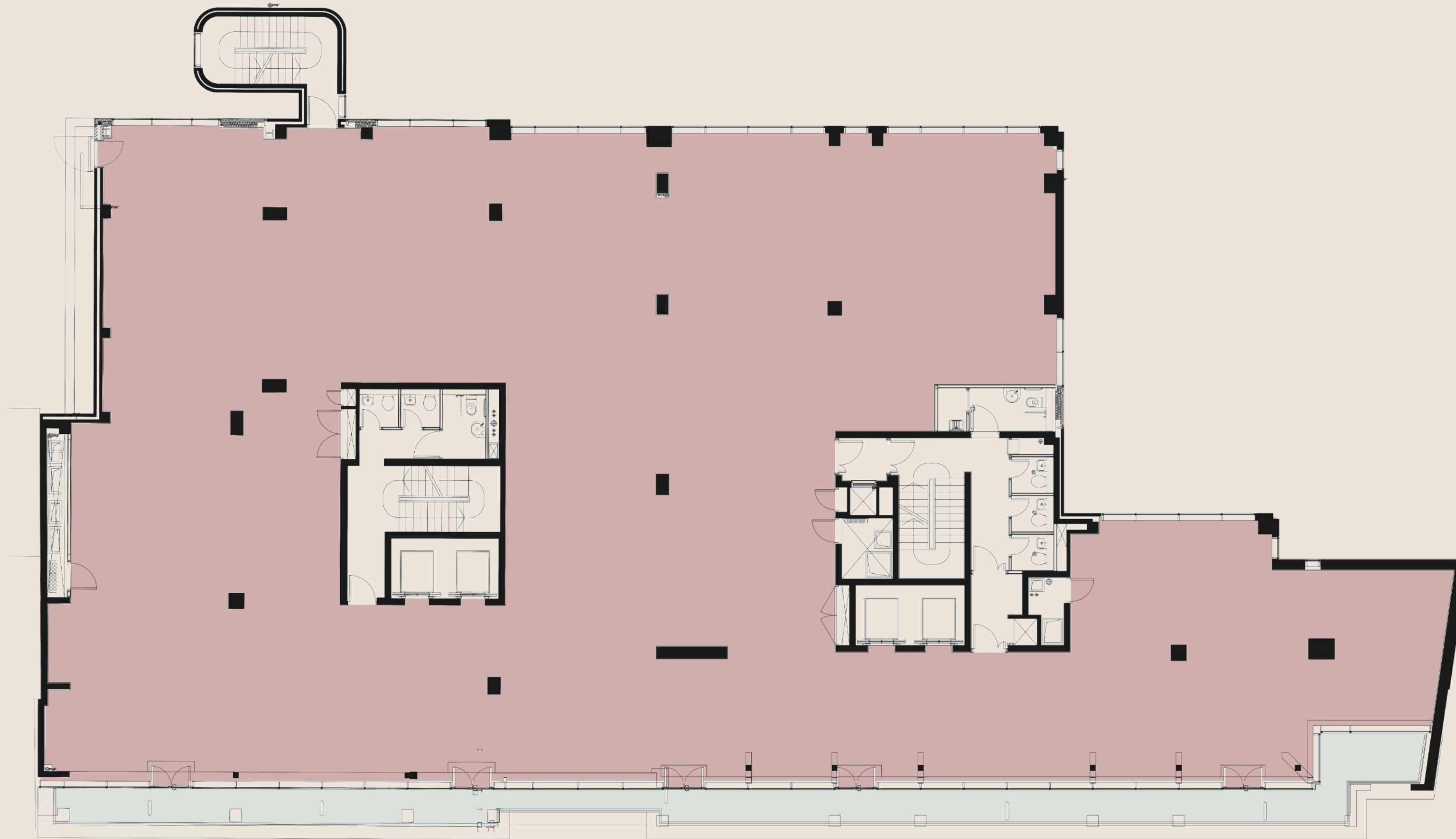
BUILDING NO. 10 + NO. 4

FIT-OUT UNFITTED ■

AREA SQFT. 9,054



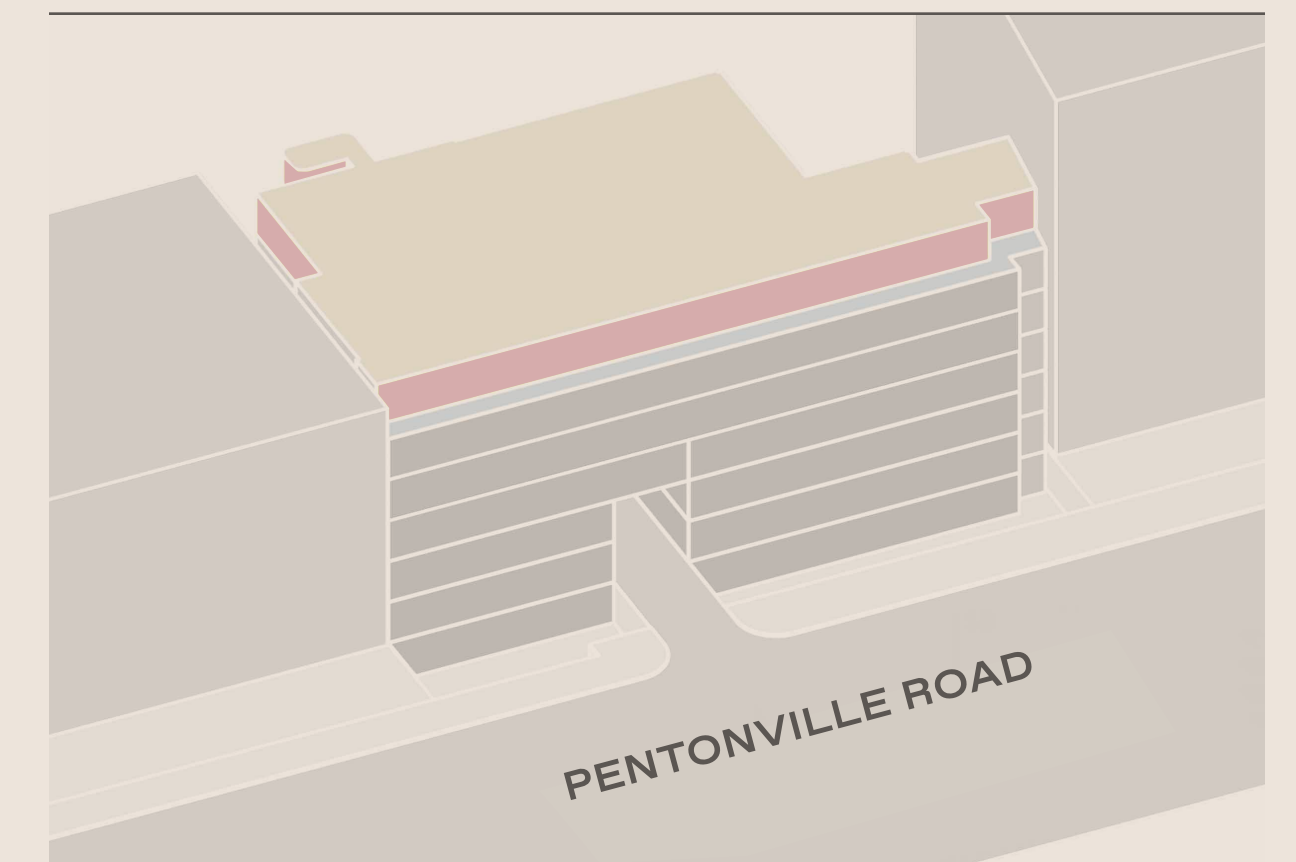
FIFTH FLOOR



BUILDING NO. 10 + NO. 4

FIT-OUT UNFITTED ■

AREA SQFT. 8,199



FOURTH FLOOR

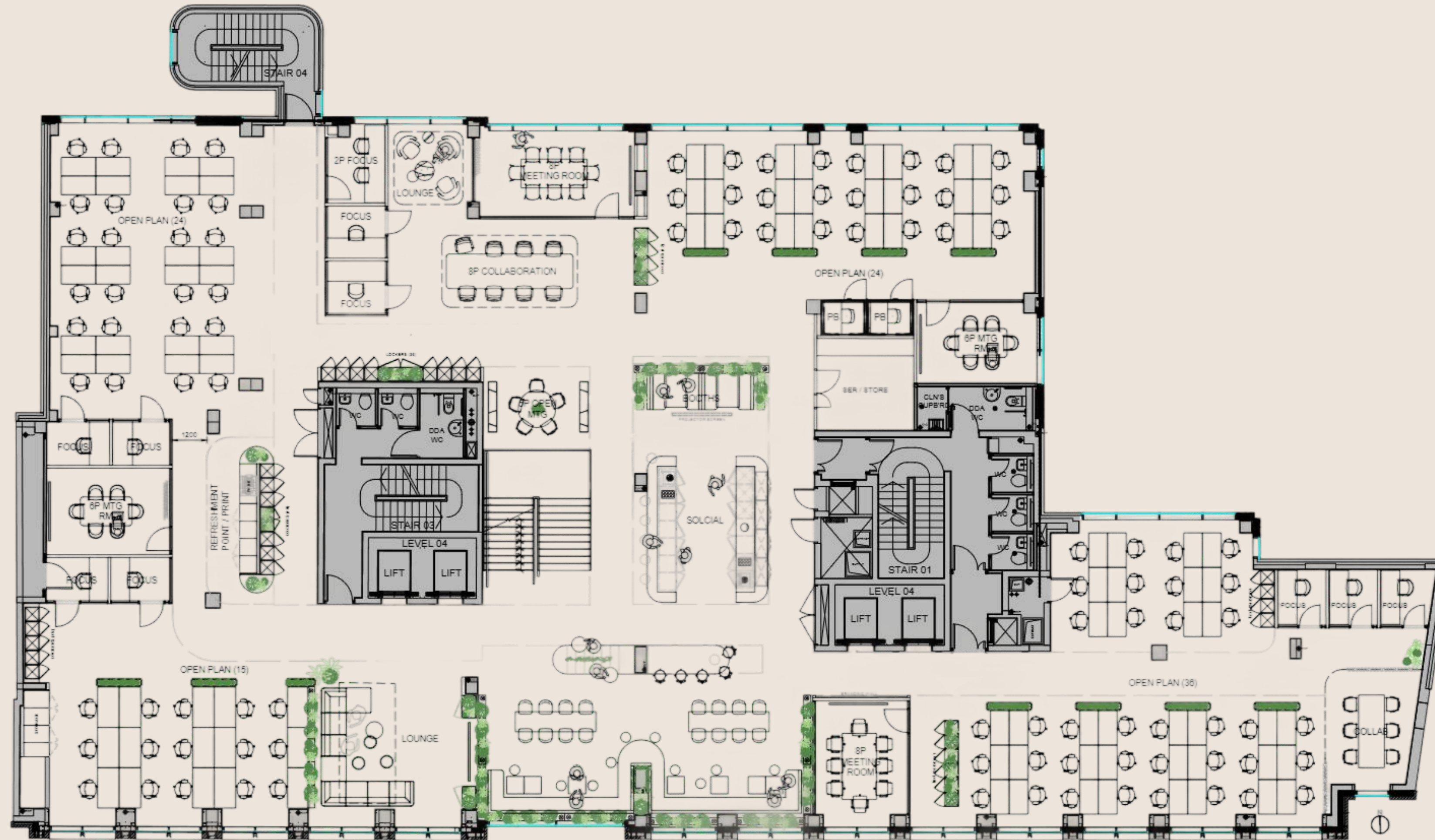


FIFTH FLOOR



FOURTH FLOOR

COMBINED FLOORS
INDICATIVE TEST FIT



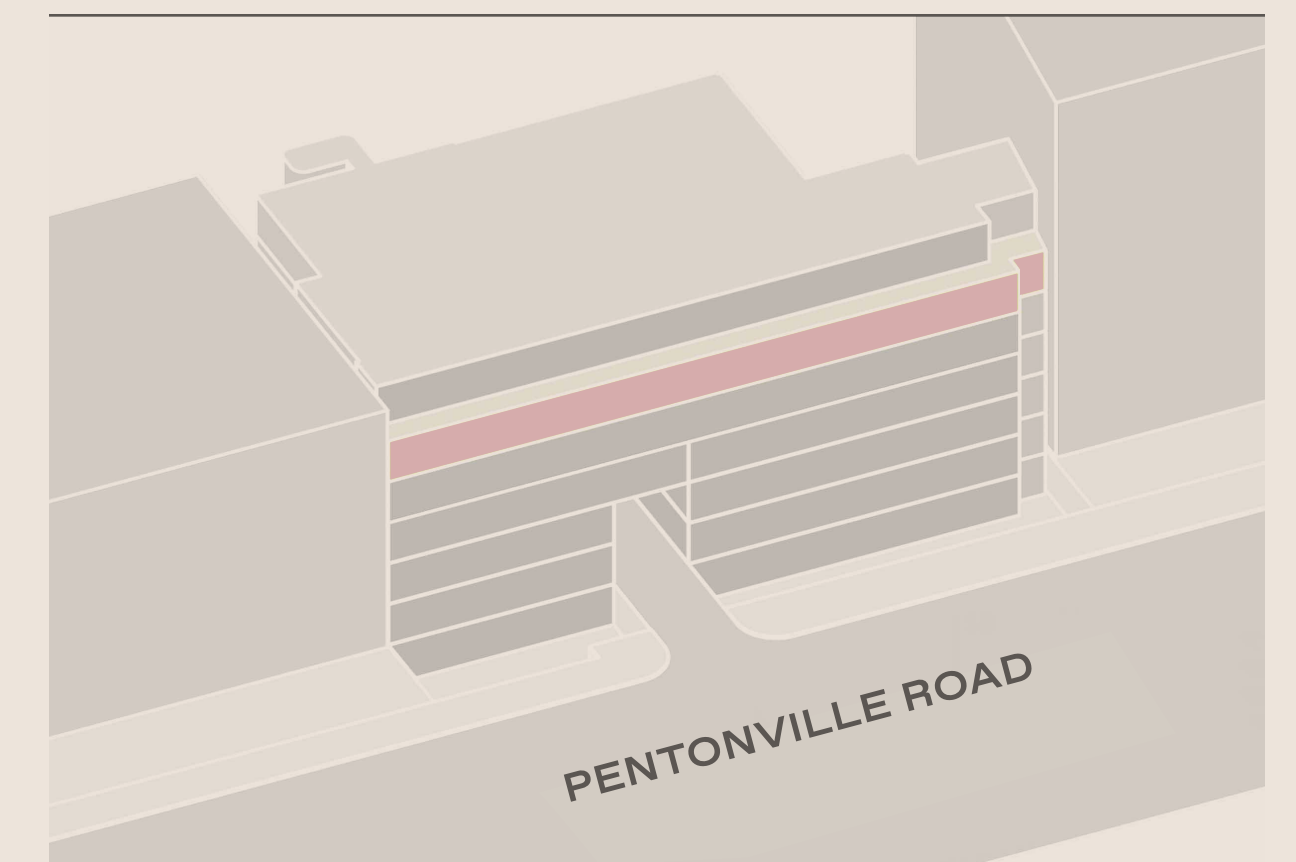
107X DESKS & HOT DESKING AREAS

- 2X 8 PERSON MEETING ROOM
- 2X 6 PERSON MEETING ROOM
- 3X COLLABORATION SPACES
- 2X LOUNGE SPACES
- 12X PHONEBOOTHS / FOCUS ROOMS
- 111X LOCKERS
- 1X WELLNESS ROOM
- 1X SERVER ROOM

BUILDING NO. 10 + NO. 4

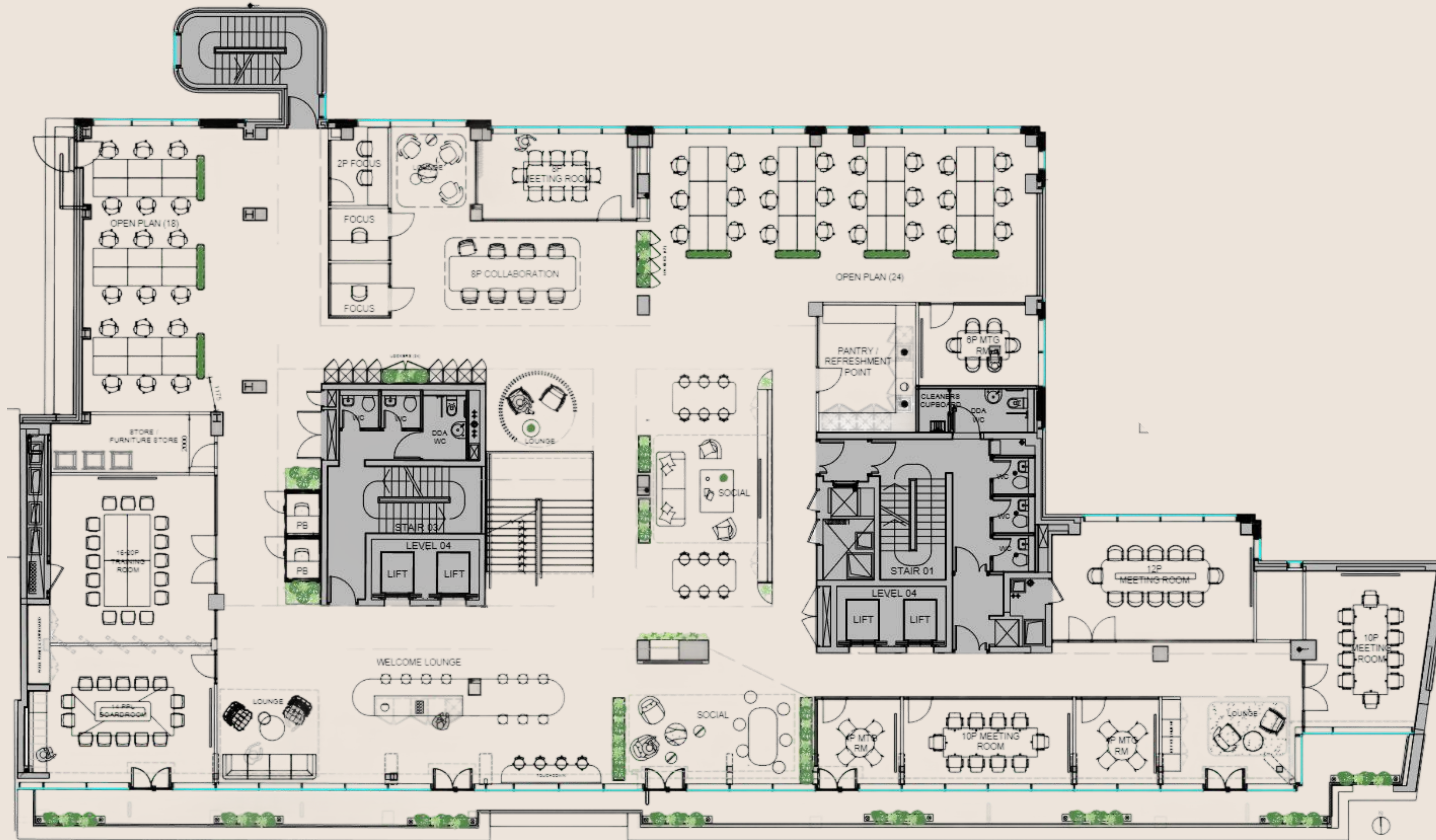
FIT-OUT UNFITTED ■

AREA SQFT. 9,054



FIFTH FLOOR

COMBINED FLOORS
INDICATIVE TEST FIT



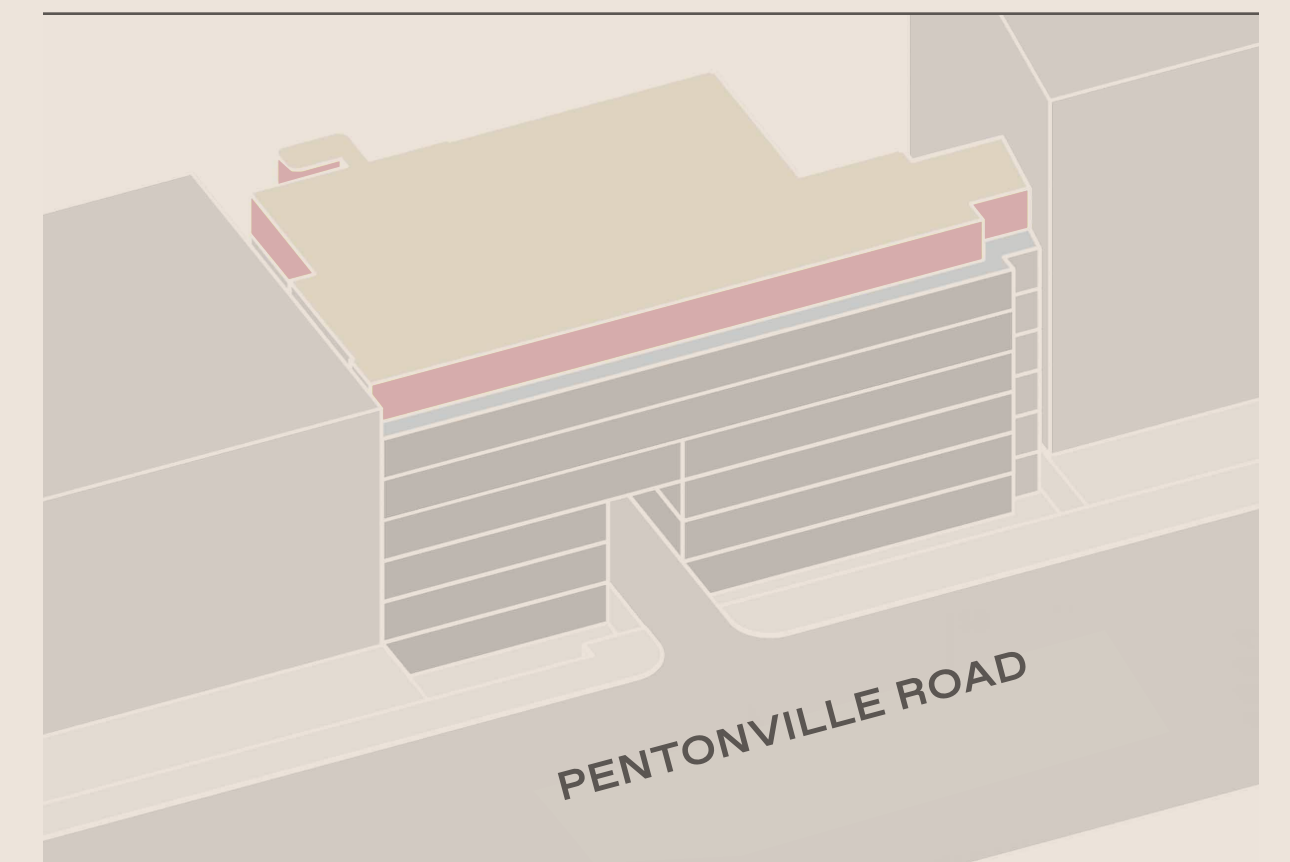
50X DESKS & HOT DESKING AREAS

- 1X 20 PERSON MEETING ROOM
- 1X 14 PERSON MEETING ROOM
- 1X 12 PERSON MEETING ROOM
- 3X 8-10 PERSON MEETING ROOM
- 3X 4-6 PERSON MEETING ROOM
- 1X COLLABORATION SPACE
- 5X PHONEBOOTHS / FOCUS ROOMS
- 35XH LOCKERS

BUILDING NO. 10 + NO. 4

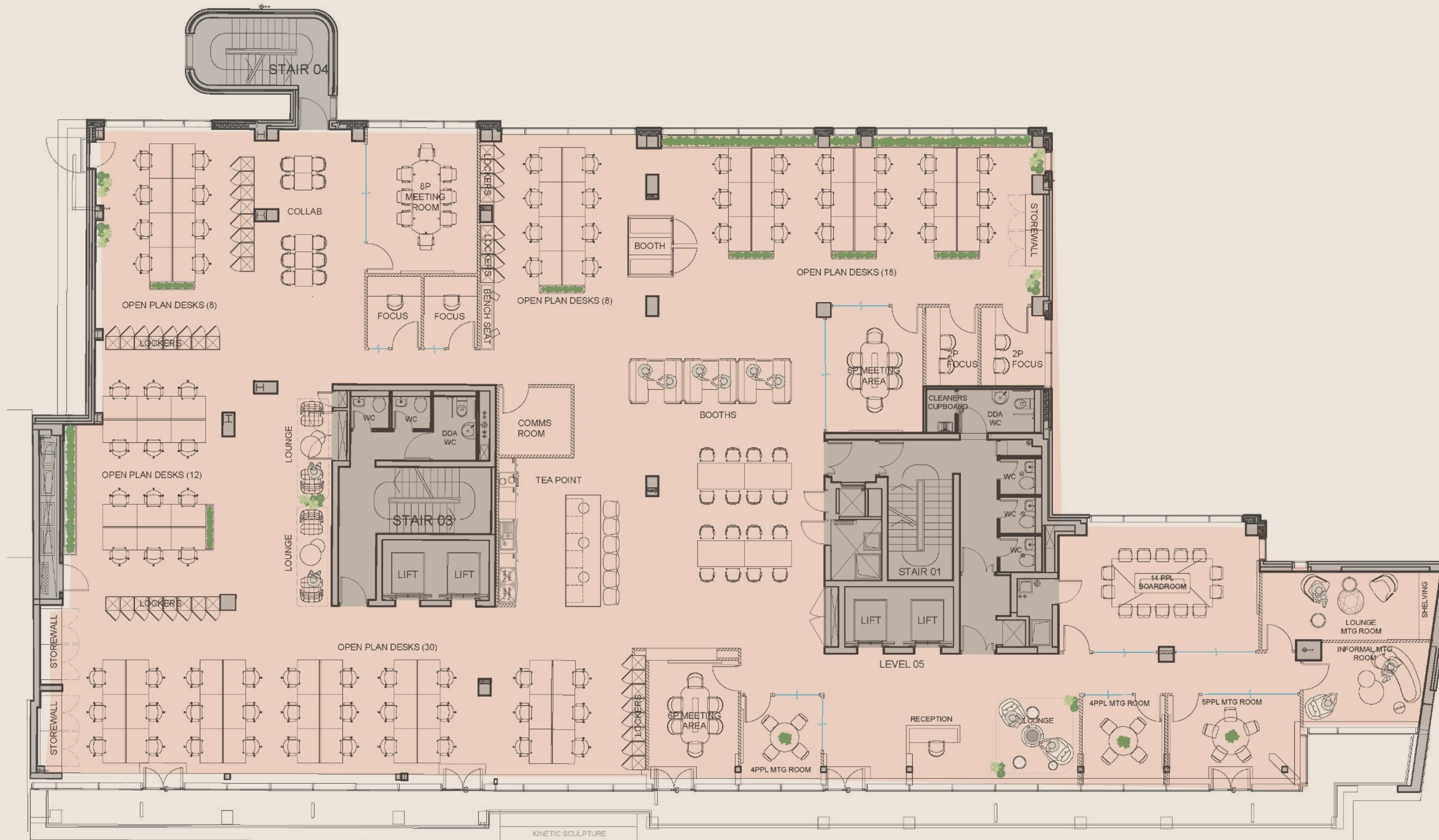
FIT-OUT UNFITTED

AREA SQFT. 8,199



FIFTH FLOOR

SINGLE FLOOR
INDICATIVE TEST FIT



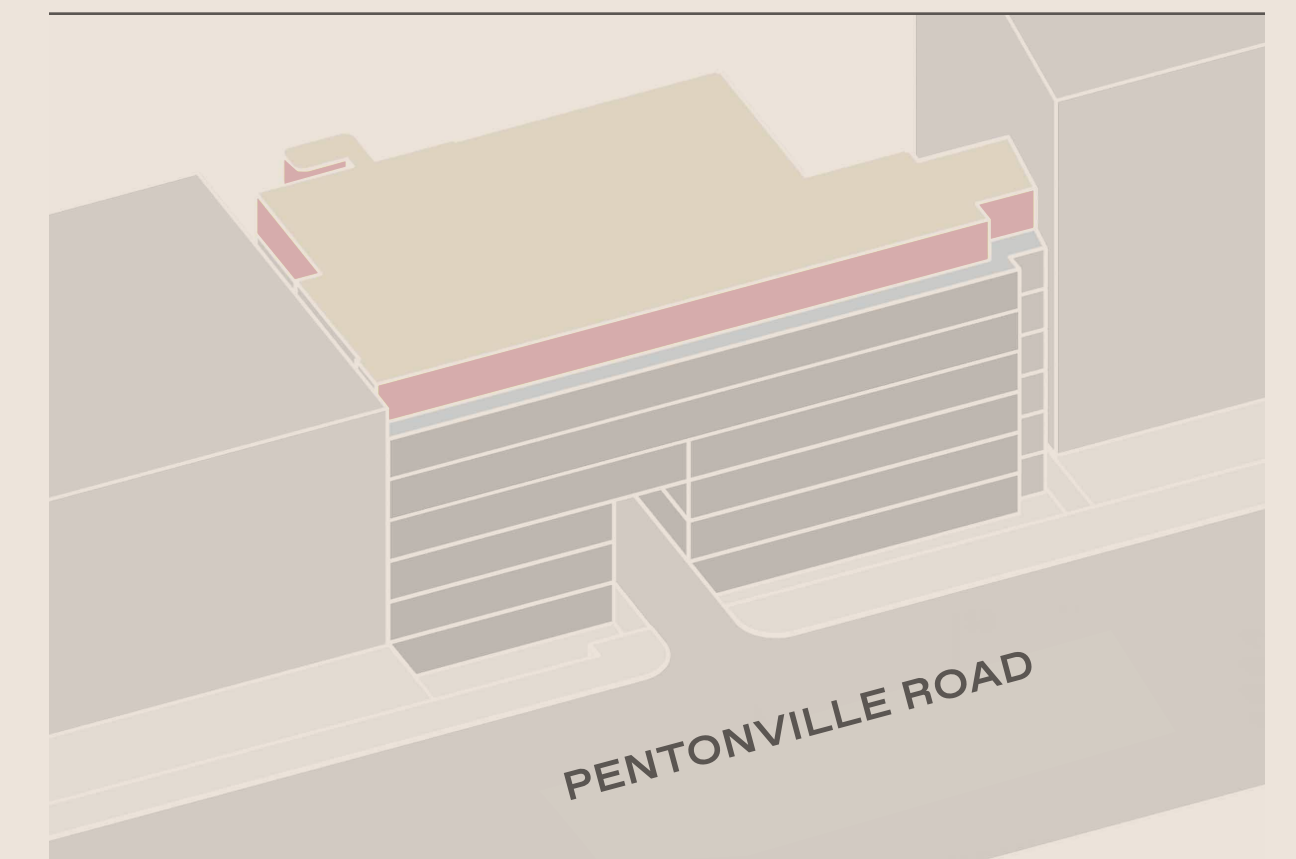
76X DESKS

- 1X 14 PERSON MEETING ROOM
- 1X 8 PERSON MEETING ROOM
- 2X 6 PERSON MEETING ROOM
- 1X 5 PERSON MEETING ROOM
- 2X 4 PERSON MEETING ROOM
- 4X COLLABORATION SPACE
- 5X PHONEBOOTHS / FOCUS ROOMS

BUILDING NO. 10 + NO. 4

FIT-OUT UNFITTED ■

AREA SQFT. 8,199



ENQUIRE



For general enquiries, or to discuss how the space can best support your business need, please contact Matt Ganley.

Matt Ganley
Head of Property
matt@tenfour.london

For lease enquiries, or to discuss the opportunity in greater detail, get in touch with the team from Compton.

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