

BLUEBOOK



Address.

210 Pentonville Road, N1

Size.

5,468 sq ft

Possession.

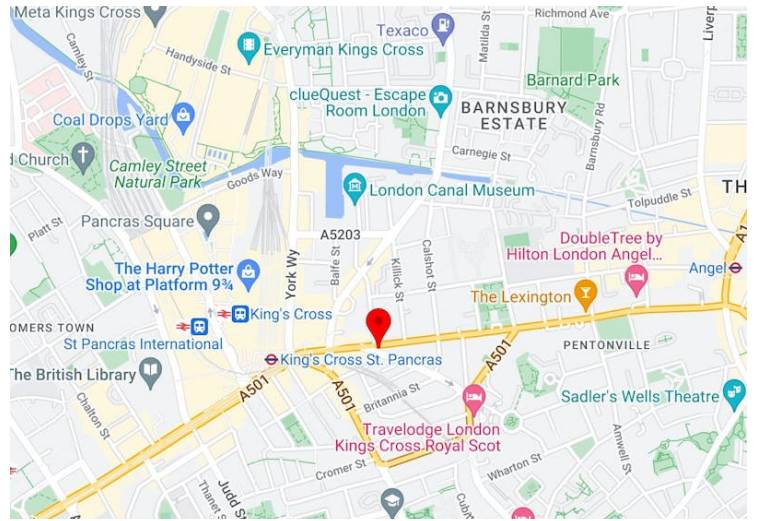
Available Immediately

Overview.

Landmark office building close to King's Cross Station.

Accommodation

Name	sq ft	sq m	Availability
6th - Part	5,519	512.73	Let
5th	10,738	997.59	Let
4th	10,765	1,000.10	Let
3rd - East	5,468	507.99	Under Offer
3rd - West	5,160	479.38	Let
2nd - Fitted	10,708	994.81	Under Offer
1st	10,397	965.91	Let
Ground - Fitted	4,289	398.46	Let
Total	63,044	5,856.97	



Specification.

Fully fitted and Cat A space available, New contemporary style reception, 1:8 sq m occupational density, New VRV air conditioning, Floor-to-ceiling windows, 2.8m floor to ceiling height (3.1 on ground), 8 new showers, 32 cycle spaces, lockers & drying room, Car parking.



Financials.

Rent	Rent from £65 psf. Managed solution available from £165 psf
Rates Payable	£21.50 per sq ft
Service Charge	£14.31 per sq ft
EPC Rating	A

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 07/07/2025

Contacts

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