

# Compton

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## King's Cross

Caledonia House  
223 Pentonville Road  
N1 9NG

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Last remaining fitted floor available  
with outdoor space in close  
proximity to the regenerated King's  
Cross district

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**For Rent**  
3,780 ft<sup>2</sup>

020 7101 2020  
compton.london



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## Location

As well as a place of work, the local street scene is now a vibrant London destination with cafes, shops and galleries repurposed from former railway buildings and strung along the Regent's Canal including Granary Square, Kings Cross Place and Coal Drops Yard. Or, for one of London's most established and successful High Streets, wander east into bustling Islington.

As a major gateway to London, King's Cross is incredibly well served by national & international rail, underground and bus. With direct services to Heathrow, Gatwick and Luton Airports; Intercity trains to the Midlands, North England and Scotland; Eurostar to Paris, Brussels and Amsterdam; 7 Underground lines and over 20 bus routes, nowhere in the capital is better connected.

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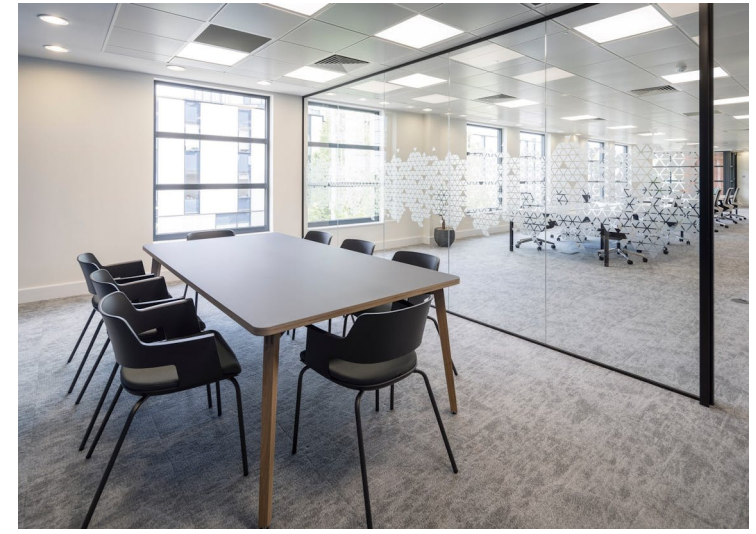
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## Amenities

- Final floor with outdoor space available for rent
- Ground floor fit-out includes 2 meeting rooms, 32 desks, 1 teapoint, 1 breakout area and 2 zoom rooms
- Large ground floor communal terrace area
- Manned reception
- Bike racks and shower facilities

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## Description

One of the most outstanding features of the King's Cross office market is the continual demand for space and commensurate dearth of supply. It is quite possibly the most difficult part of London's creative quarter for a business to secure a workspace, meaning whenever something comes along it has an eager and waiting audience.

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## Content

Watch the film



View on Website



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## Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder

## VAT

The property is elected for VAT

## Legal Costs

Each party is to bear its own costs

## Local Authority

London Borough of Islington

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th - Fully-fitted	4,850	£62.50	£25	£11.04	£39,826.58	£477,919	Let
3rd - Fully-fitted	4,747	-	£25	£10.79	£14,157.93	£169,895.13	Let
2nd	4,755	-	£25	£10.79	£14,181.79	£170,181.45	Let
1st - Fully-fitted	4,424	-	£25	£10.79	£13,194.58	£158,334.96	Let
Ground - Fully-fitted	3,780	£55	£25	£11.04	£28,677.60	£344,131.20	Under Offer
Lower Ground	3,790	-	£19	£10.79	£9,408.68	£112,904.10	Let

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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