

The
grimaldi
Building, King's Cross | N1

SELF-CONTAINED OFFICE PREMISES TO LET
15,636 SQ.FT (1,452 SQM)

DeVono cresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa is delighted to be able to offer this unique self-contained HQ style building moments from Kings Cross. The Grimaldi Building, 154 Pentonville Road, N1 provides 15,636 sq. ft of fully fitted office space across 5 floors.

The space is available by way of an assignment of the existing lease, alternatively a new lease is available from the Landlord for a term to be arranged.

The office accommodation is arranged as a mixture of open-plan desks, meeting rooms, breakout areas and kitchens.

3D WALKTHROUGHS

Lower Ground floor click [here](#)

Ground floor click [here](#)

First floor click [here](#)

Second floor click [here](#)

Third floor click [here](#)

Specifically the space provides:

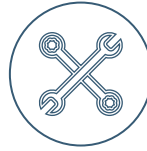
- ✓ 152 x desks
- ✓ 12 x meeting rooms/private offices
- ✓ 1 x 14 person boardroom
- ✓ 1 x 13 person passenger lift
- ✓ Air conditioning throughout
- ✓ 11 x parking spaces
- ✓ Showers
- ✓ Fibre - colt



**SUPERB
FULLY FITTED
OFFICE SPACE
ACROSS
FIVE
FLOORS**



SPECIFICATION & BUILDING AMENITY



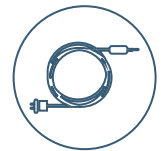
FULLY
fitted out



RECEPTION
self-contained



NATURAL LIGHT
throughout each floor



PLUG
and play



HQ
style building



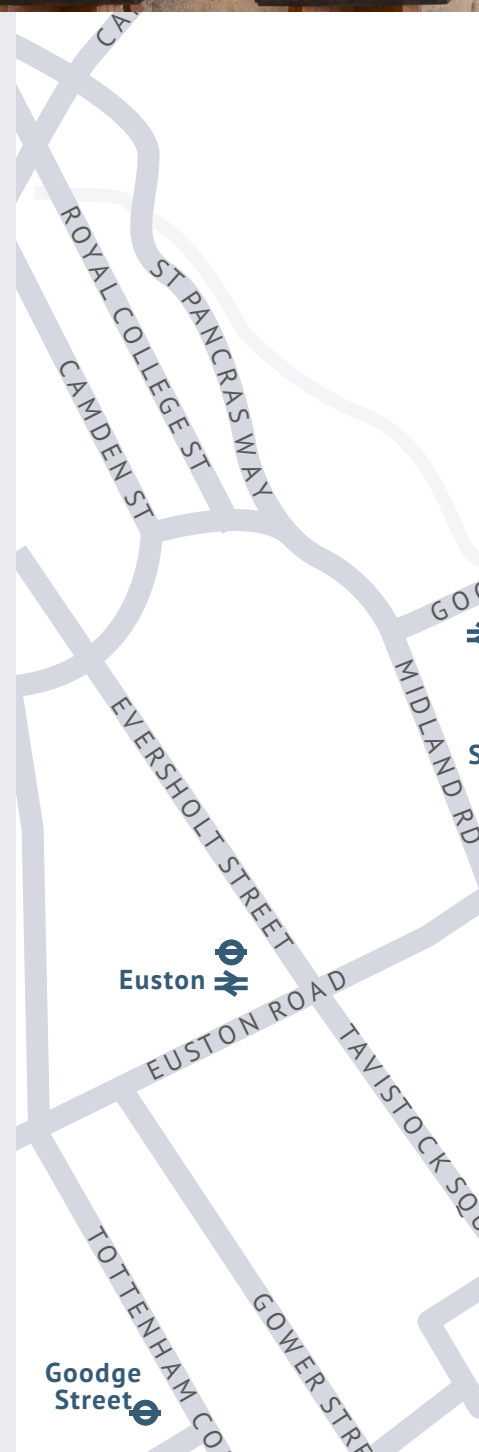
LOCATED
near amenities & transport

FLOOR	SQ.FT	SQM
3RD	2,076	192
2ND	3,524	327
1ST	3,676	341
G	3,136	291
LG	3,224	299

LOCATION

The building is located on the northern side of Pentonville Road, opposite the junction with Penton Rise.

Kings Cross Station is a short walk away (0.5 miles), and provides access to the Circle, Hammersmith & City and Metropolitan, Northern, Piccadilly and Victoria lines and to London Overground. The property is located equidistant between Kings Cross and Angel, in a predominantly residential area. Local amenities include supermarkets, cafes and restaurants.





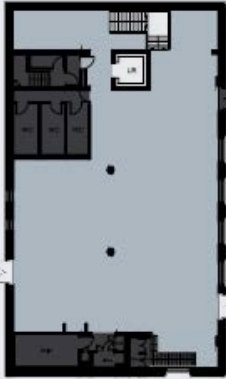
LOCATED
NEAR A
VARIETY OF
AMENITIES
SUCH AS
EXCELLENT
BARS &
RESTAURANTS



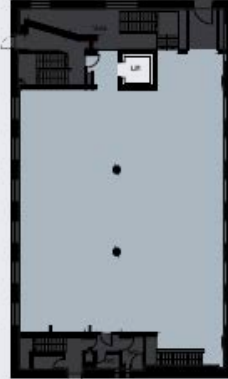
The grimaldi

Building, King's Cross | N1

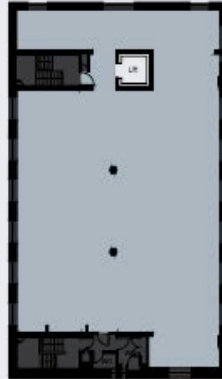
AVAILABLE FLOORS



LOWER GROUND
3,224 SQ.FT



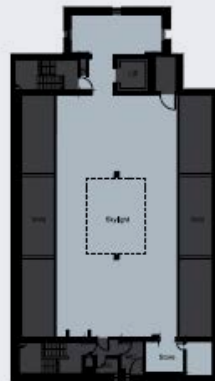
GROUND
3,136 SQ.FT



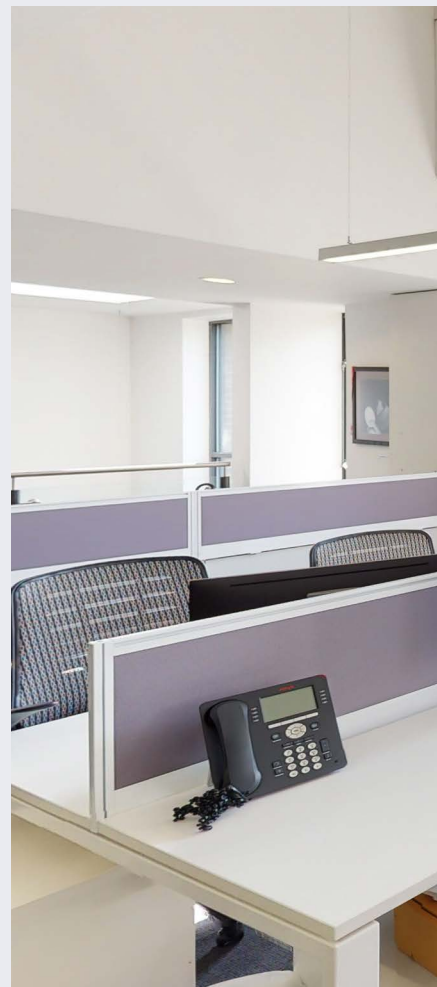
FIRST FLOOR
3,676 SQ.FT



SECOND FLOOR
3,524 SQ.FT



THIRD FLOOR
2,076 SQ.FT



TERMS

Available by way of an assignment of the existing lease which expires on 1st April 2022 or alternatively a new lease may be available from the Landlord on terms to be agreed.

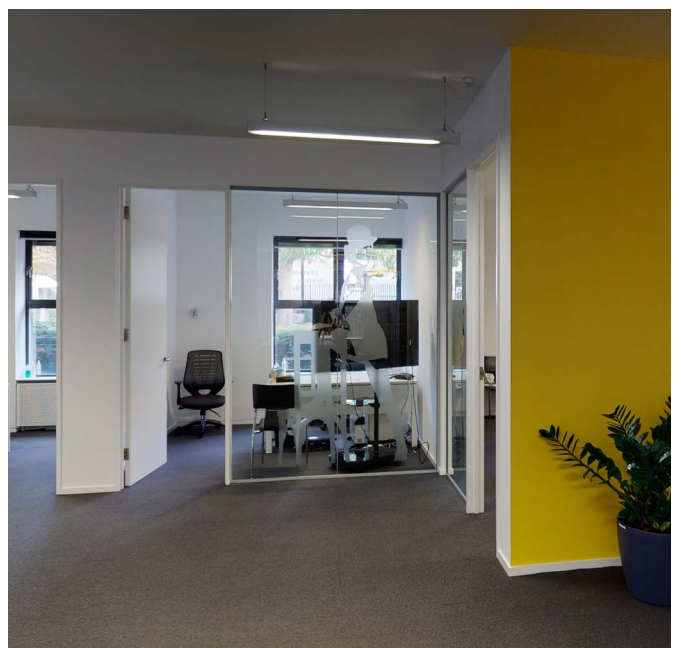
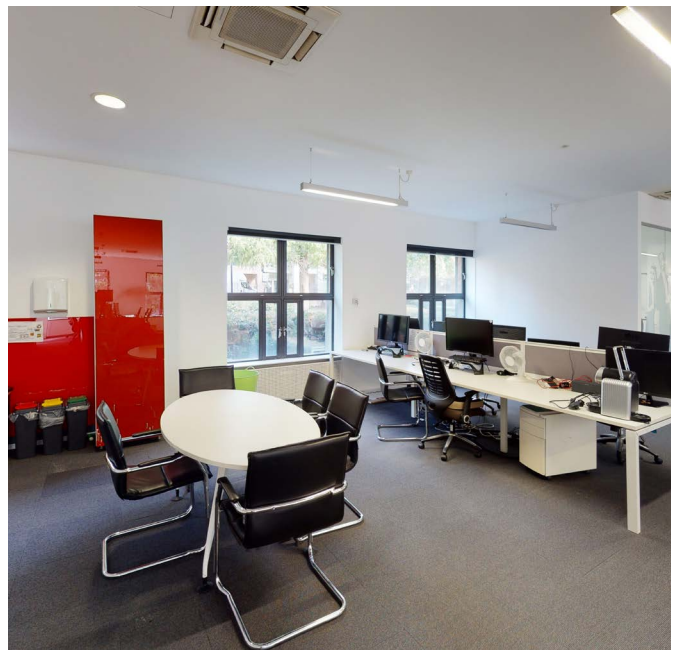
Passing Rent	£45.72 per SQ.FT
Business Rates	£18.03 per SQ.FT
Building Insurance	£12,500 per annum

EPC

C

MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



Clockwise from top left: Main office space, break out area, meeting area, meeting room, office space

CONTACT

Viewings strictly by appointment with DeVono Cresa.

DAVID BARRINGTON
M: 07967 345 830
db@devonocresa.com

ALEX LAWS
M: 07767 608 304
al@devonocresa.com