

**ASHURST  
REAL  
ESTATE**

[ashurstre.london](http://ashurstre.london)

**330 sq. ft. | 8 Desks**

**257-259 Pentonville Road**

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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!

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

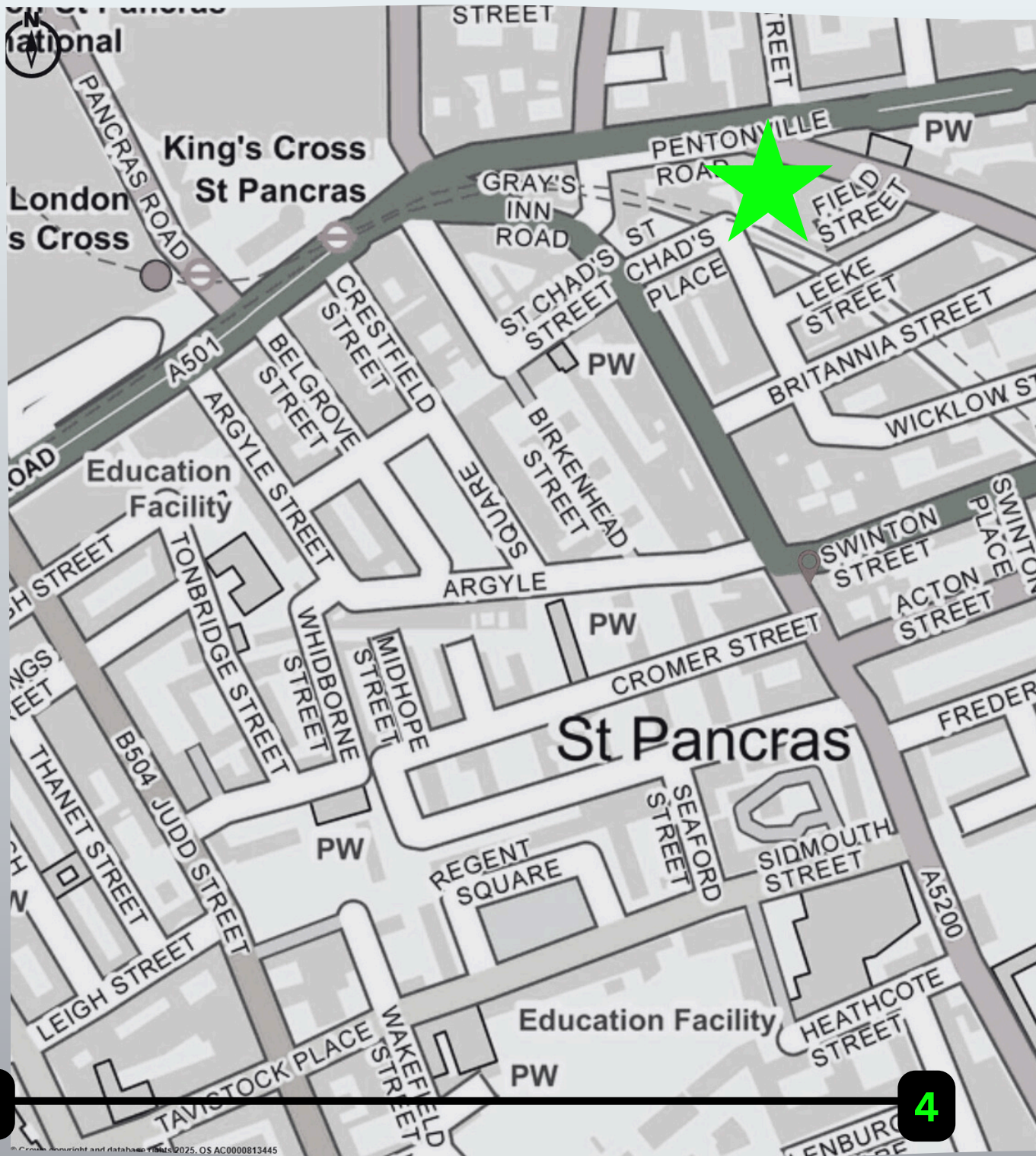


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## Ashurst Real Estate

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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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