

**ASHURST  
REAL  
ESTATE**  
[ashurstre.london](http://ashurstre.london)

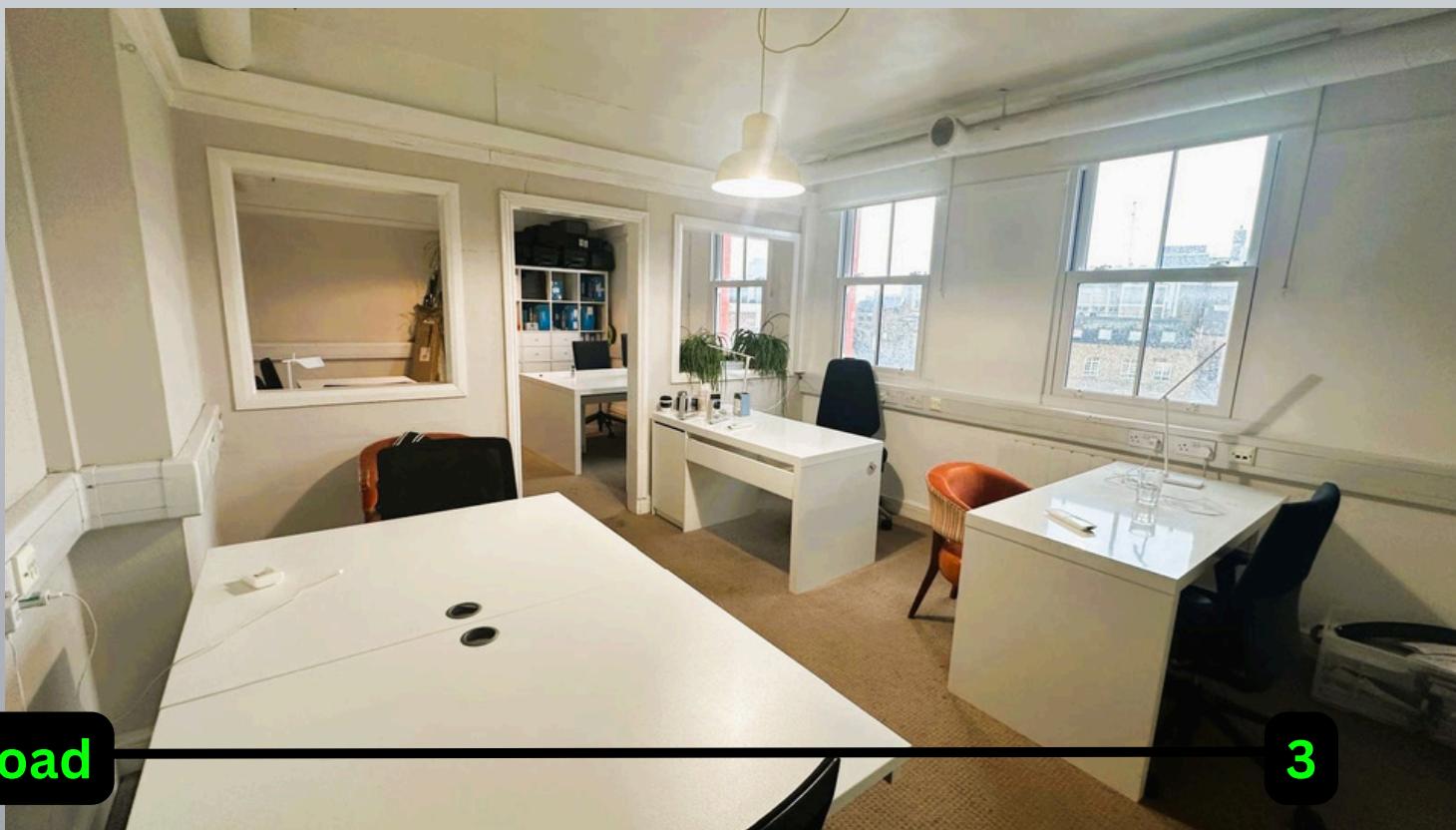
**330 sq. ft. | 8 Desks**

**257-259 Pentonville Road**

**1**

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



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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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