10—4 PENTONVILLE ROAD ANGEL N1

TEN FOUR LDN

AVAILABLE: FROM 6 DESKS TO 9,000 SQFT+



TENFOURLDN

Boldly reimagined behind a striking brick façade, TEN FOUR LDN commands a prominent position directly adjacent to Angel Station, at the intersection of London's most dynamic districts, between King's Cross and Old Street. This redevelopment offers a rare opportunity for ambitious businesses to thrive in a creative, hyper-connected location.



LOWER GROUND FLOOR CO-WORKING AND EVENT SPACE

A DESTINATION DESIGNED TO INSPIRE

Tenants benefit from premium commuter facilities, vibrant meeting and event spaces, beautifully crafted communal areas, generous bike storage, and a brand new café hub, everything here is built to bring people together and elevate the everyday.

Located in the heart of Angel, TEN FOUR LDN sets a new benchmark for modern working.

AMENITIES

Co-working or Fixed Desks

Bike Parking

Cafe

Newly Refurbished
End of Journey Facilities
Showers/Lockers

Bookable
Meeting Facilities

Town Hall /
Presentation
Space

Manned Reception

Podcast Studio

Photo Studio

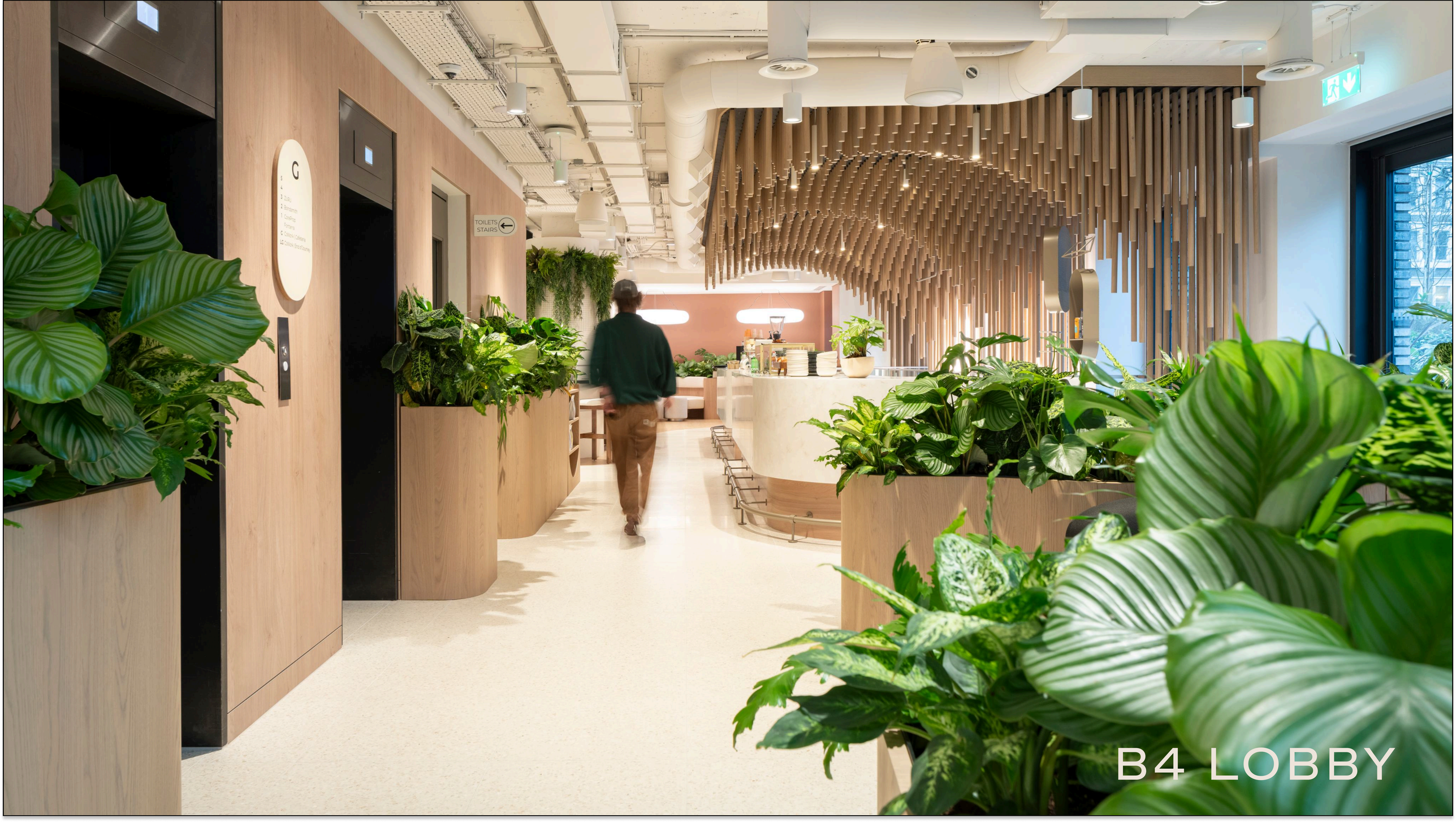


END OF JOURNEY



CAFE


B4 LOBBY



B4 LOBBY


B4 CAFE



BOARD ROOM

BALANCED ZONES FOR WORK AND WELLBEING

The Ground & Lower Ground Floors are thoughtfully zoned to support every working style, from quiet corners and acoustic pods for focused work, to collaborative lounges and breakout areas that spark ideas and connection.

Whether you’re after a dedicated desk for the day, a high-spec meeting room, or a stylish venue to host your next event, TEN FOUR makes it happen- whatever your day demands.



LOCATION

BARS & RESTAURANTS

01 Midnight Jazz & Blues Bar
02 The Fish Shop on St John
03 Jamie's Italian
04 Hummingbird Bakery
05 Busaba Eathai
06 Byron
07 Euphorium Bakery
08 Fig & Olive
09 Hamburger Union
10 Isarn
11 Ladybird Cocktail Lounge
12 Le Mercury
13 Sea Fish
14 Slim Jim's Liquor Bar
15 Med Kitchen
16 OQO
17 Keston Lodge
18 The Harlequin
19 Anam Bar
20 Chapel Bar & Club
21 Banana Tree
22 Lakorn Thai
23 The Breakfast Club
24 The Elk In The Woods
25 Frederick's
26 Browns
27 Cuba Libre
28 Giraffe
29 Planet Organic
30 Wenlock & Essex
31 Ottolenghi
32 Old Queen Head
33 Pig & Butcher
34 69 Colebrooke Row
35 Wagamama
36 Yo! Sushi
37 Bill's



LOCAL OCCUPIERS

01 Expedia
02 Sage
03 Cancer Research UK
04 Squire and Partners Architects
05 Wolff Olins
06 Elite Models

HOTELS & LEISURE

01 Fitness First
02 Virgin ActiveGym
03 Mall Antiques Arcade
04 Screen on the Green
05 Hilton London Islington Hotel
06 Jurys Inn Islington
07 Premier Inn Islington
08 Sequin ParkGym
09 Esporta Health & Fitness
10 Vue Cinema
11 Sadler's WellsTheatre

KEY TRANSPORT HUBS

EUSTON
4 MINUTES

KING'S CROSS ST PANCRAS
2 MINUTES

ANGEL

OLD STREET
3 MINUTES

MOORGATE
4 MINUTES

BANK
6 MINUTES

LONDON BRIDGE
8 MINUTES

DIRECT LINKS

LIVERPOOL STREET
8 MINUTES

TOTTENHAM COURT ROAD
11 MINUTES

VICTORIA
13 MINUTES

WATERLOO
13 MINUTES

CONNECTIVITY

TEN FOUR boasts exceptional connectivity, situated at a key transport hub in Angel Islington, offering seamless access to both national and international travel routes.








PACIFIC WINES


THE ROOT CO
GINGER DRINKS
THE FRAMERS
POSH TOTTY
HANDMADE & PERSONALISED JEWELLERY
MADE IN BRIGHTON
FREE PERSONALISATION IN-STORE
RECYCLED SILVER & GOLD


OLD STREET STATION

NEIGHBOURING BUSINESSES

Businesses choose Angel for its unbeatable connectivity and vibrant atmosphere. Just one stop from King's Cross on the Northern Line, Angel Station offers direct links to the City, West End, and major transport hubs. It's minutes from international rail at St Pancras and national services at Euston. Heathrow, Gatwick, and Luton airports are all easily accessible via nearby rail and tube connections, ideal for international travel. With fast access, a lively mix of offices, shops, and creative spaces, Angel is a smart choice for companies that want central convenience without Central London prices.



Expedia

ABBEY ROAD

World Cancer Research Fund

wayfair

e.l.f.

OLIVER

moneyfarm

OUR TENANTS

ZURU Toys

ZURU Edge

ZURU Tech

ZURU GROUP

LEVEL 2 & 3 13,736 SQFT

Mayvn

MAYVN CAFE

GROUND FLOOR

Bondsmith

BONDSMITH

LEVEL 2 4,152 SQFT

TYPEBEA

VIDA GLOW & TYPEBEA

LEVEL 1 SERVICED

The CoreProp Group

THE COREPROP GROUP

LEVEL 1 SERVICED

Fonterra™

FONTERRA

LEVEL 1 SERVICED

AVAILABILITY

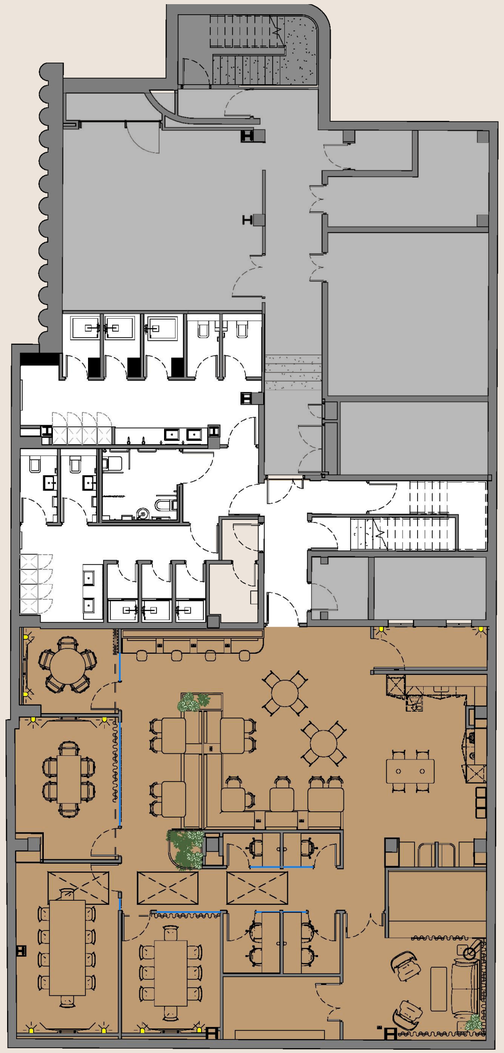
BUILDING TEN

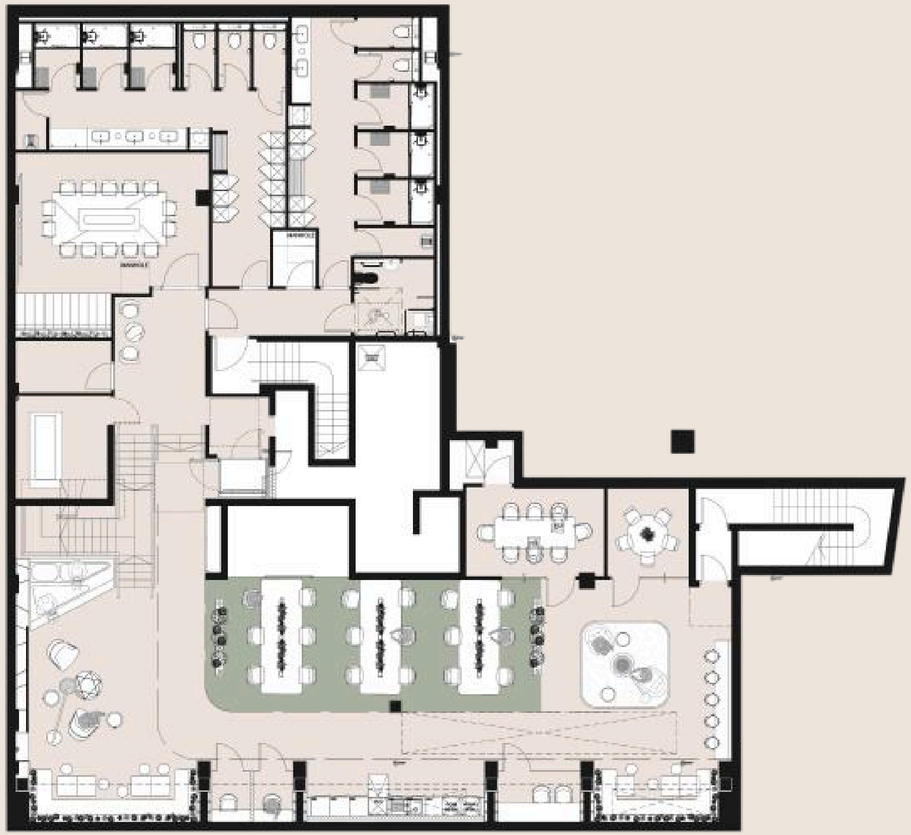
FLOORS	USE	FIT OUT	AREA SQ FT
5	OFFICE	FITTED	LET
4	OFFICE	FITTED	9,054
3	OFFICE		LET
2	OFFICE		LET
1	OFFICE AVAILABLE JAN 2027	FITTED	2,975
G	SERVICED OFFICE AVAILABLE JAN 2027	6P OFFICE 13P OFFICE 20P OFFICE 22P OFFICE	LET
L G	AMENITY	PODCAST STUDIO MEETING ROOMS END OF JOURNEY	

BUILDING FOUR

USE	
AVAILABLE MARCH 2027	
OFFICE	LET
SERVICED OFFICE	13P OFFICE LET 19P OFFICE LET 32P OFFICE LET
COWORKING	24 DESKS
CAFE	LET
COWORKING & AMENITY	18 DESKS MEETING ROOMS END OF JOURNEY

LOWER GROUND FLOOR





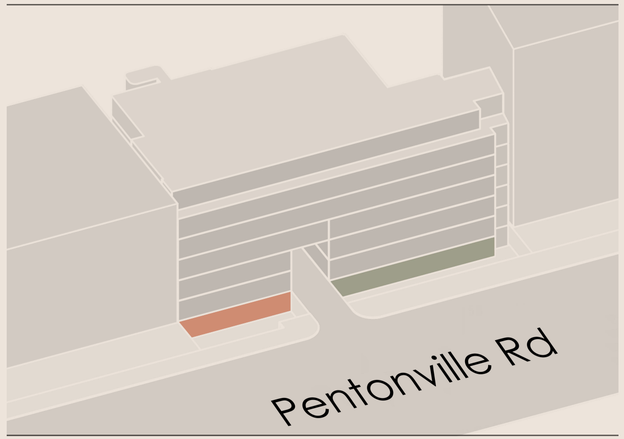
BUILDING 10

4X	SHARED PODCAST & PHOTO STUDIO
4X	SHARED MEETING ROOMS
	SHARED PHONE BOOTHS
	END OF JOURNEY FACILITIES
	SHARED KITCHEN

BUILDING 4

18X	COWORKING DESKS
3X	SHARED MEETING ROOMS
3X	SHARED PHONE BOOTHS
	EVENTS SPACE
	END OF JOURNEY FACILITIES

BUILDING	NO. 10	NO. 4
FIT-OUT	AMENITY	COWORK
AREA SQFT.	-	-





B4 COWORK & EVENTS SPACE


B4 COWORK & EVENTS SPACE

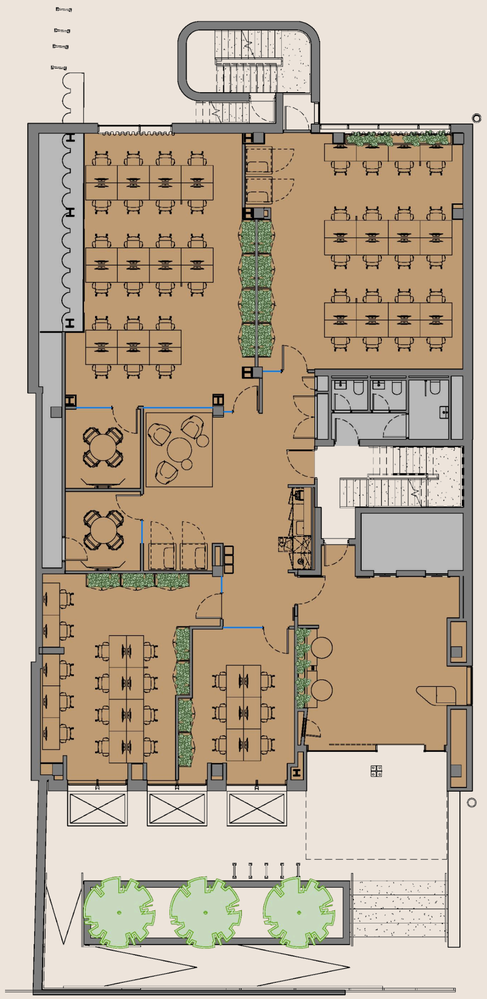


B10 SHARED MEETING ROOMS



B10 PODCAST & PHOTO STUDIO

GROUND FLOOR





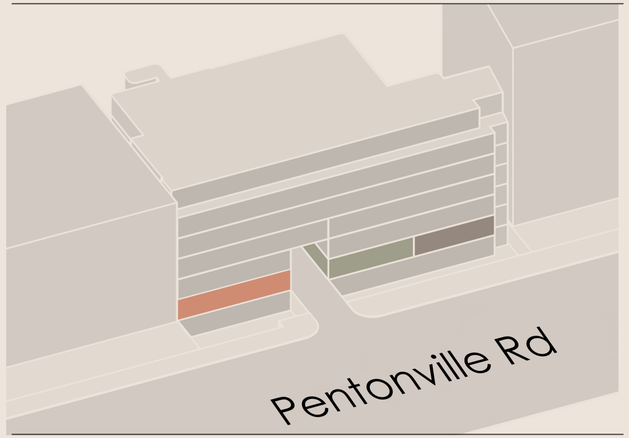
BUILDING 10

1X	6 PERSON OFFICE	
1X	13 PERSON OFFICE	LET
1X	20 PERSON OFFICE	
3X	22 PERSON OFFICE	
1X	SHARED MEETING ROOMS	
2X	SHARED PHONE BOOTHS	

BUILDING 4

24X	COWORKING DESKS
1X	SHARED MEETING ROOM
4X	SHARED PHONE BOOTHS
	CAFE SPACE

BUILDING	NO. 10	NO. 4
FIT-OUT	FITTED	COWORK
AREA SQFT.	2,079	-




B4 COWORK


B4 COWORK


B10 LOBBY


B10 SERVICED OFFICE


B10 SERVICED OFFICE

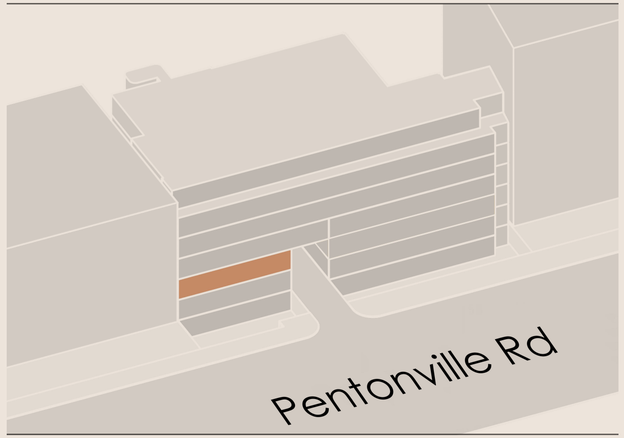
FIRST FLOOR

BUILDING 10
INDICATIVE TEST FIT



33X	**DESKS & HOT DESKING AREAS**
1X	8 PERSON MEETING ROOM
1X	8 PERSON OPEN MEETING AREA
1X	6 PERSON COLLABORATION SPACE
3X	PHONE BOOTHS
1X	PRIVATE KITCHEN
1X	PRINTER AREA

BUILDING	NO. 10
FIT-OUT	FITTED
AREA SQFT.	2,975



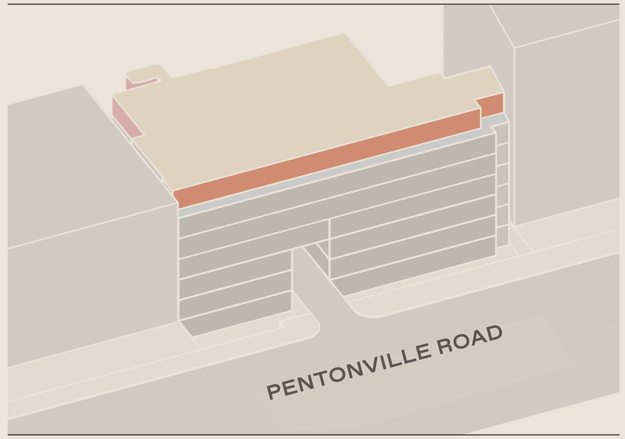

B10 LEVEL 1 OFFICE


B10 LEVEL 1 OFFICE

FIFTH FLOOR



90X	**DESKS & HOT DESKING AREAS**
2X	10-12P MEETING ROOMS
4X	6-8P MEETING ROOMS
1X	4 PERSON MEETING ROOM
8X	PHONE BOOTHS
1X	KITCHEN
1X	CLIENT TEA POINT
1X	PRINTER STATION
BUILDING	NO. 10 + NO. 4
FIT-OUT	FITTED
AREA SQFT.	8,199





LEVEL 4 LOBBY AREA

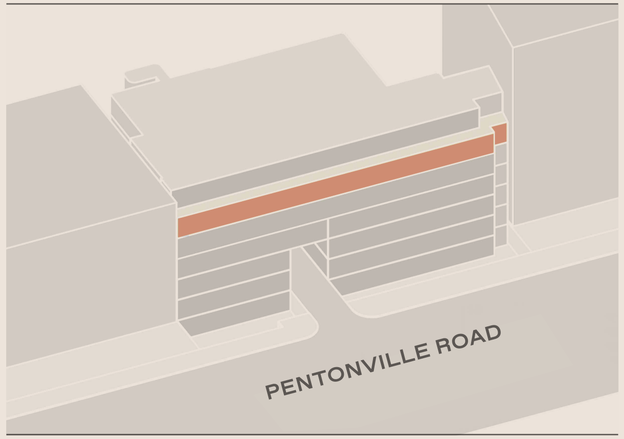


LEVEL 4 OFFICE SPACE

FOURTH FLOOR



99X	**DESKS & HOT DESKING AREAS**
1X	10P MEETING ROOM
4X	6-8 PERSON MEETING ROOM
1X	4 PERSON MEETING ROOM
9X	PHONE BOOTHS
2X	INFORMAL MEETING SPACES
1X	KITCHEN
1X	PRINTER STATION
BUILDING	NO. 10 + NO. 4
FIT-OUT	FITTED
AREA SQFT.	9,054




LEVEL 5 LOBBY AREA



LEVEL 5 KITCHEN AREA



LEVEL 5 CLIENT MEETING SUITE

ENQUIRE

For general enquiries, or to discuss how the space can best support your business need, please contact Matt Ganley.

Matt Ganley
Head of Property
matt@tenfour.london

TEN
FOUR
LDN

For lease enquiries, or to discuss the opportunity in greater detail, get in touch with the team from Compton.

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