

**ASHURST
REAL
ESTATE**
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!

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

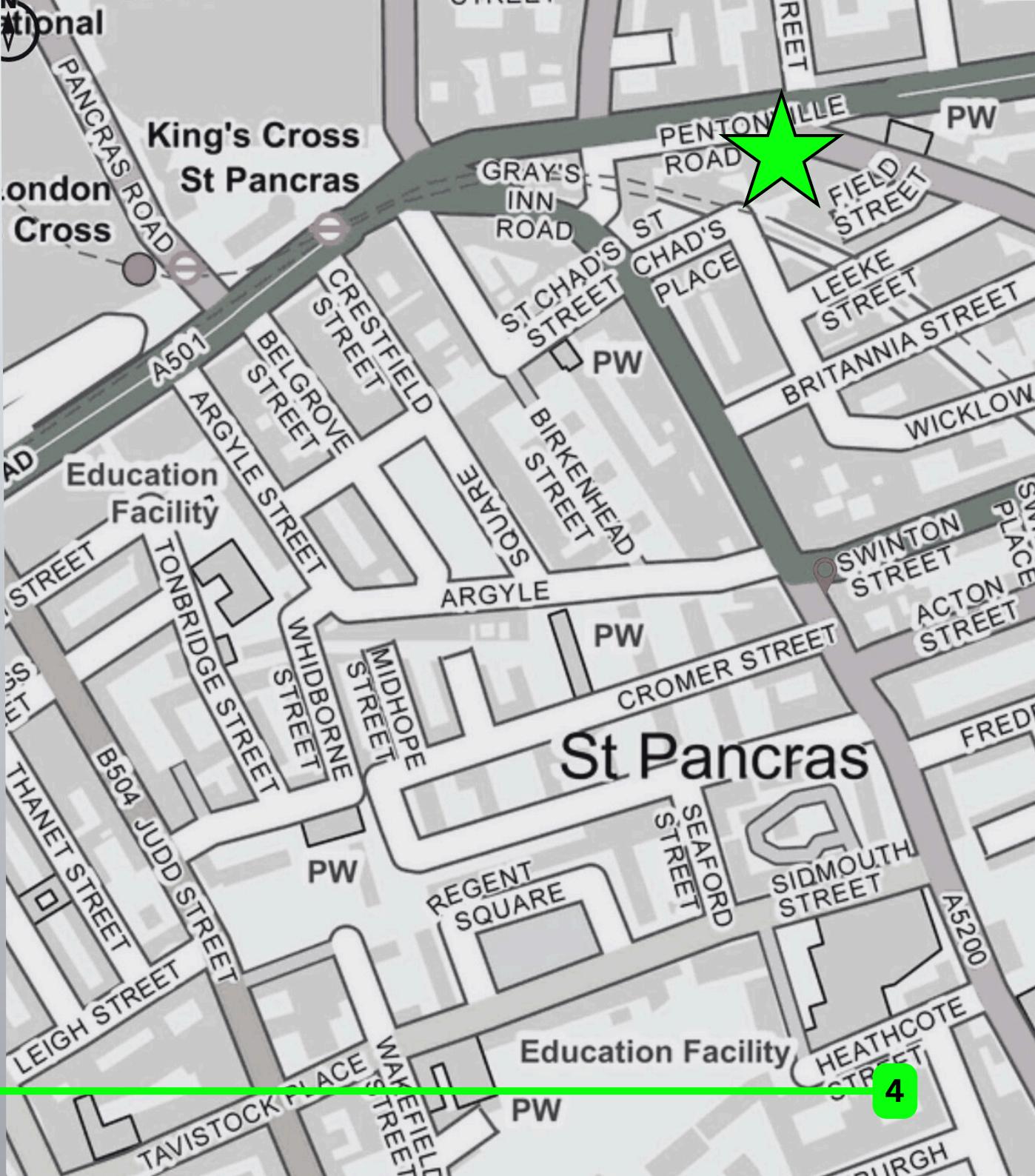


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Ashurst Real Estate

David Shapiro
07970 128 599
ds@ashurstre.london
www.ashurstre.london

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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