

Refurbished Cat A or fully fitted office space available now on conventional or fully managed leases



210 PENTONVILLE
KING'S CROSS

CONTENTS

BUILDING

LOCATION

DETAIL

SPECIFICATION

CONTACT

Nominated for

AJ RETROFIT
AWARDS ²⁰/₂₃



A LANDMARK OFFICE

- 210 Pentonville Road is a landmark office building in central King's Cross, offering comprehensively refurbished Grade A offices
- Prime King's Cross location, within 3 minutes' walk of King's Cross and St Pancras Stations
- Typical office floorplates of 10,700 sq ft each, offering floor-to-ceiling windows and excellent ceiling heights throughout
- Remodelled contemporary reception, new WCs, and all new dedicated commuter facilities
- EPC A rated





SCHEDULE OF AREAS

Level	Specification	Area (sq m)	Area (sq ft)
Part 7th	Cat A	499	5,369
Part G	Fitted	239	2,571
Total		738	7,940

Available on conventional
or fully managed leases.



MANAGED SOLUTION



DEDICATED ACCOUNT MANAGEMENT

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities and service requirements.



FULLY FITTED+ FURNISHED

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes and keys are included and your name can be displayed on the reception signboard.



ENTERPRISE BANDWIDTH & IT SUPPORT

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephone services available on request.



INTERIOR DESIGN+ SPACE PLANNING

Every occupier receives a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



INCLUSIVE OF ALL PROPERTY COSTS

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



FULL FACILITIES MANAGEMENT

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



CUSTOMER-FOCUSED OCCUPATION

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.

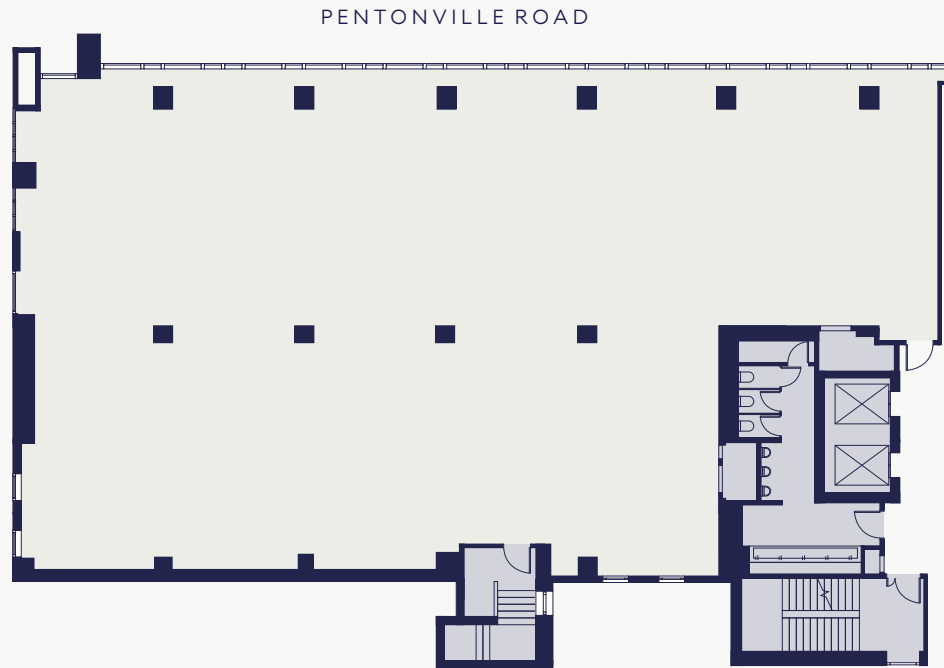


ADDITIONAL SERVICES

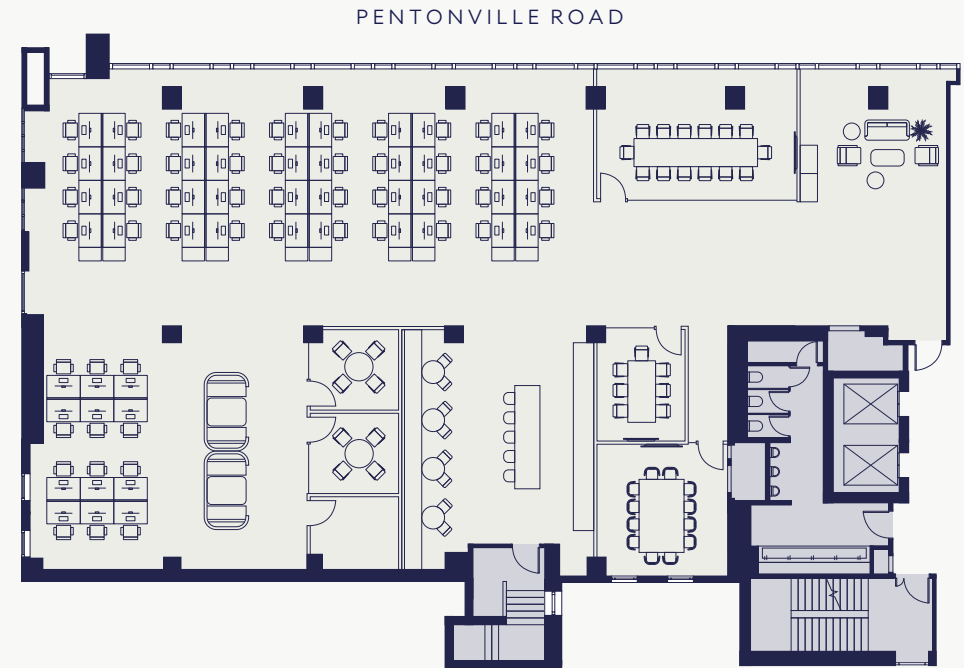
In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.



PART 7TH FLOOR EAST



EXAMPLE SPACE PLAN



Occupational density 1:9 sq m

52 x Workstations

1 x Kitchen/break out

1 x 14 person boardroom

1 x 12 person meeting room

1 x 7 person meeting room

3 x 4 person meeting rooms





PART SEVENTH FLOOR

CAT A





PART SEVENTH FLOOR

CAT A



GROUND FLOOR EAST EXISTING FIT OUT SPACE PLAN

2,571 sq ft



* Images reflect previous Landlord Cat A+ fit out

Furniture by arrangement

Occupational density 1:9 sq m

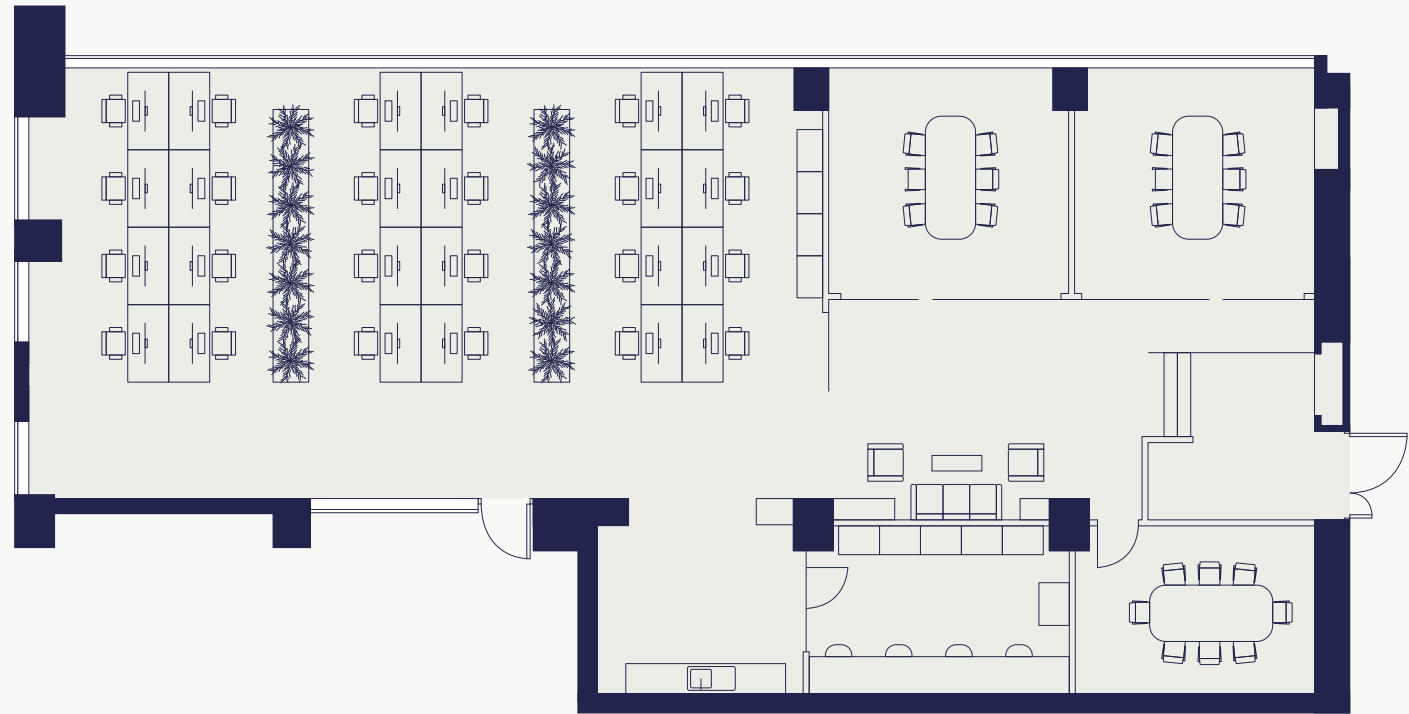
24 x Workstations

1 x Kitchen/break out

1 x 6 person meeting rooms / boardroom

1 x 8 person meeting room

PENTONVILLE ROAD



SUMMARY SPECIFICATION



Contemporary style reception



Full access metal tile raised floors with 100-150mm void



WCs and refurbished lobbies



Occupancy density 1:8 sq m



4 x refurbished passenger lifts



32 x dedicated cycle spaces, lockers & drying room



New VRV air conditioning



8 x showers



Fresh air provision 1:6 sq m



Floor to ceiling windows



EPC A



Photovoltaic louvres contributing to hot water supply



Typical finished ceiling height 2.8m



Car parking with EV charging available



Motion sensor LED lighting



PRIME LOCATION

Transformed into one of London's most sought after locations, King's Cross offers unrivalled travel links and amenities.



LOCATION

FOOD & DRINK

1. Rotunda Bar & Restaurant
2. Granger & Co
3. German Gymnasium Grand Cafe
4. RAILS Restaurant & Little Bar
5. Camino King's Cross
6. Bar Rioja
7. Ekachai
8. Big Chill
9. Honest Burgers
10. The Scottish Stores

RETAIL

1. Lina Stores
2. Coal Drops Yard
3. Waitrose
4. Sainsburys Local

LEISURE

1. Everyman Kings Cross
2. Everyman on the Corner
3. Scala
4. Anytime Fitness
5. Frame Kings Cross
6. Kings Cross Fitness
7. The British Library
8. St Pancras Hotel
9. Gagosian Gallery
10. Granary Square

OCCUPIERS

1. Google
2. Universal Music
3. Havas
4. Nike
5. AstraZeneca
6. The Guardian
7. Eurostar
8. Cinch
9. Rolls Royce
10. Balderton Capital



OUR TEAM

DEVELOPER

Global Holdings
Management Group

globalholdings-mgmt.com

MEP CONSULTANT

TPS

taylorprojectservices.com

LETTING AGENTS

BLUEBOOK

bluebooklondon.com

Joe Fuller	07803 937 733
Chris Watkin	07730 066 523
Tor Cuming	07714 089 823
Isobel Ewart-Fearn	07714 491 025

NEWMARK

nmrk.com

Rhodri Phillips	07768 615 296
Milly Mitchell	07880 477 227

CONTRACTOR

Curo Construction

curoconstruction.com

STRUCTURAL ENGINEER

HDR

hdrinc.com

ARCHITECT

HUT

hutarchitecture.com

QUANTITY SURVEYOR

Gardiner & Theobald

gardiner.com

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