

Caledonia House,
223 Pentonville Road,
N1 9NG

Fully Fitted Office Space

4th Floor (4,850 sq ft)

Ground Floor (3,775 sq ft)



Caledonia House, 223 Pentonville Road / London

Caledonia House

Summary of floors

- Recently refurbished, fully fitted workspace benefitting from efficient, column free space and high levels of natural light
- 4th Floor: 4,850 sq ft (60 desks, 12-person boardroom, 3 labs/meeting rooms, kitchen, breakout space, balcony terrace)
- Ground Floor: 3,775 sq ft (44 desks, 12-person boardroom, 3 meeting rooms, kitchen, breakout space)
- Floors available separately or together (separate leases)
- Total 8,625 sq ft (104 desks, 2 x boardrooms, 6 x additional meeting rooms, 2 x kitchens, breakout space, cabling).



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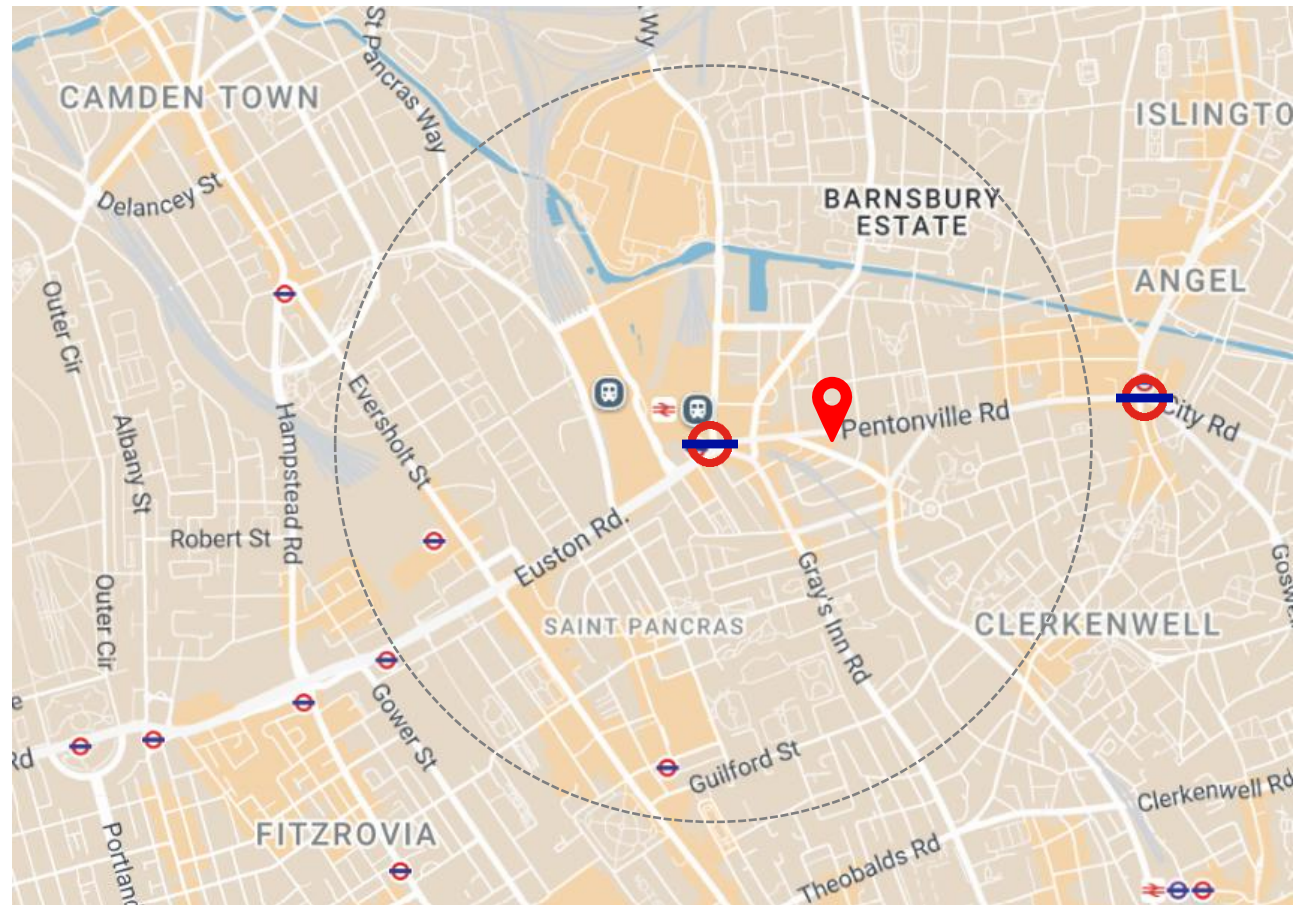
Location

London's King's Cross blends industrial heritage with contemporary edge. You'll find waterside cafes, cutting-edge galleries at Coal Drops Yard, and innovative dining in restored Victorian spaces. The area mixes academic energy with creative start-ups and cultural landmarks like The British Library. The marker here is fiercely competitive, particularly attractive to scaling technology and AI sector occupiers. It is very well connected with six major rail lines.

Key Connections (By Train)

King's Cross St. Pancras (5 min walk)

- Euston: 1 minute
- Liverpool street: 8 minutes
- Paddington: 10 minutes
- Canary Wharf: 12 minutes
- Heathrow Airport: 28 mins
- Paris: 2 hrs, 20 mins



Specification

Building Specification

- Efficient floors with excellent natural light
- Manned reception with dedicated commissionaire
- Landscaped outdoor courtyard
- Refurbished end of trip facilities – cycle racks, showers and lockers
- DDA compliant building
- EPC: B

Lease Details

- 4th floor: Expires 9th December 2029 with tenant only break option on 9th June 2027.
- Ground Floor: Expires 27th November 2030 with tenant only break option on 28th May 2028.
- Each floor is available by way of a sublease, assignment or a potential new lease direct with the Landlord.

Floor Areas & Costs

Floor	Area (per sq ft)	Guiding Rent (per sq ft)	Business Rates (per sq ft)	Service Charge (per sq ft)	Total Occupancy Costs (per sq ft)
4 th	4,850	£65.00	£21.40 (est)	£12.59 (est)	£98.99 (est)
Ground	3,775	£55.00	£21.91 (est)	£12.40 (est)	£89.31 (est)
Total	8,625				

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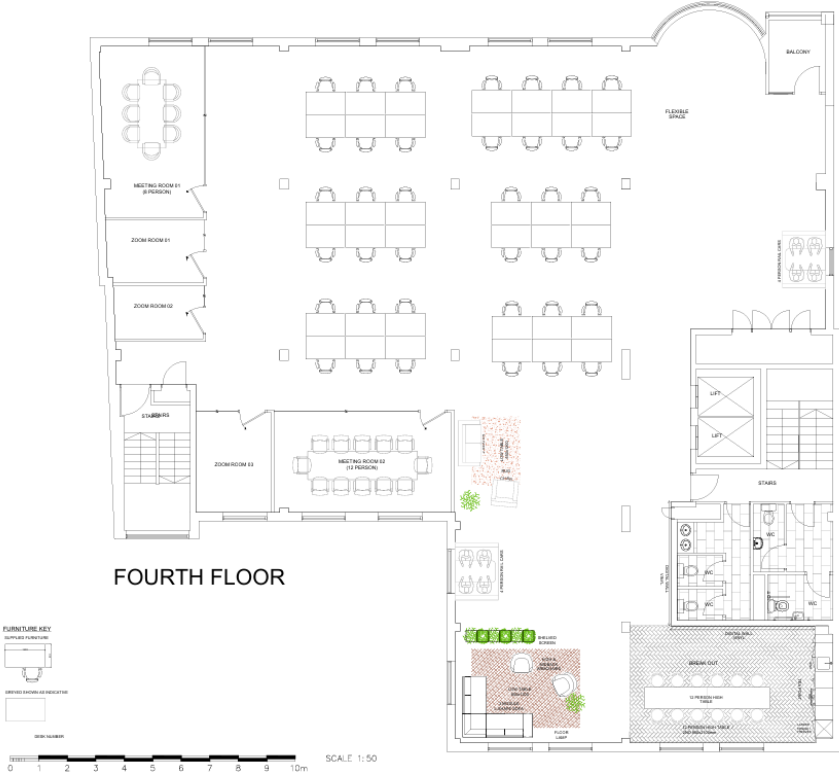
Floorplan – 4th floor

Current Plan



- 60 x desks
- 1 x Boardroom (12 people)
- 3 x Meeting rooms/ labs
- 1 x Kitchen
- Breakout space
- Outdoor balcony

Alternative Space Plan (Lower density)



- 38 x desks
- 1 x Boardroom (12 people)
- 4 x Meeting rooms
- 1 x Kitchen
- Breakout space
- Outdoor balcony

Floorplan – Ground floor

Current Plan



- 44 x desks
- 1 x Boardroom (12 people)
- 3 x Meeting rooms
- 1 x Kitchen
- Breakout space
- Communal outdoor terrace

Alternative Space Plan (Lower density)



- 32 x desks
- 1 x Boardroom (12 people)
- 3 x Meeting rooms
- 1 x Kitchen
- Breakout space
- Communal outdoor terrace

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Brochure produced July 2026.

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