



90-92 Pentonville Road

London, N1 9HS

Bright top floor in converted warehouse building 3,637 sq ft. Building not elected for VAT.

3,637 sq ft

(337.89 sq m)

- Manned Entrance
- Comfort Cooling
- Fully accessible raised floor
- Excellent Natural Light
- Passenger Lift
- Showers
- Bike Racks
- Building not elected for VAT
- Car Parking available
- Loading Bay

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Description

Fantastic top floor (4th) office to let in converted warehouse building. Potentially of interest to financial institutions and charities as the building is not elected for VAT.

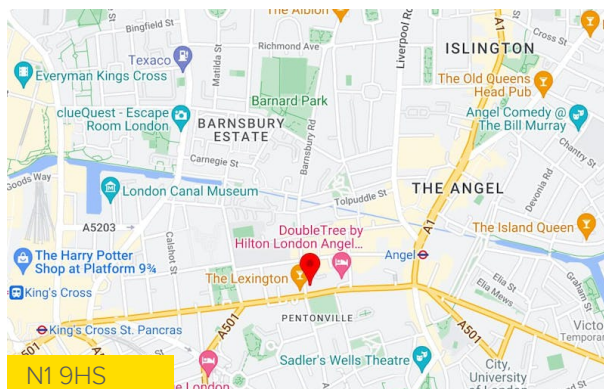
Location

The building is situated on the northside of Pentonville Road at its junction with Penton Street. The building overlooks Claremont Square and Amwell Street and is conveniently positioned within close proximity to Angel tube station. Within short walking distance are Upper Street and Exmouth Market that both have an abundance of restaurants, bars and coffee shops.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	3,637	337.89	Available
Total	3,637	337.89	



Summary

Available Size	3,637 sq ft
Rent	£55 per sq ft
Rates Payable	£9.96 per sq ft
Rateable Value	£70,750
Service Charge	£10 per sq ft Estimated
Car Parking	N/A
VAT	Not applicable. Not VAT elected
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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Marketing text 1

