



TO LET

3,677 SQ FT
(341.60 SQ M)

Fully fitted offices to let in
converted warehouse
building 3,677 sq ft

- Fully fitted
- Comfort cooled
- Manned entrance hall
- Parking
- Passenger lift
- Showers
- Building not elected for VAT
- Excellent natural light

Summary

Available Size	3,677 sq ft
Rates Payable	£10.18 per sq ft
Service Charge	£7 per sq ft
VAT	Not applicable. The building is not elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Fantastic third-floor office to let in a converted warehouse building. Potentially of interest to financial institutions and charities, as the building is not subject to VAT. The floor plate is predominantly an open-plan layout, designed for 44 desks, but with a capacity for 60 in the current configuration. There is a 10-person meeting room, 2 small meeting pods, a kitchen, and generous breakout areas.

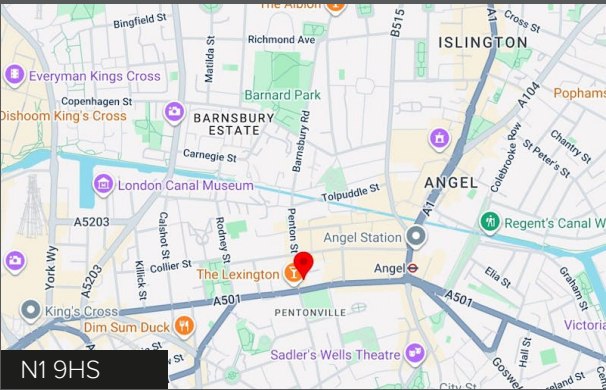
Location

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 a short walking distance are Upper Street and Exmouth Market, both of which have an abundance of restaurants, bars, and coffee shops.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	3,677	341.60	Available
Total	3,677	341.60	



Viewing & Further Information



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