

Compton

For Rent
**10-4 Pentonville Road
Angel N1**

EL 4 LOBBY AREA

compton.london



0207 101 2020

Fully Refurbished & Fitted Offices (from 6 - 99 desks) in an amenity rich building moments from Angel Station

For Rent

10-4 Pentonville Road
Angel N1

Size

600 - 29,472 Ft²

Rent

£65 - £77.50 per sq ft

Fitout

Fitted. Fully Fitted Office Floors

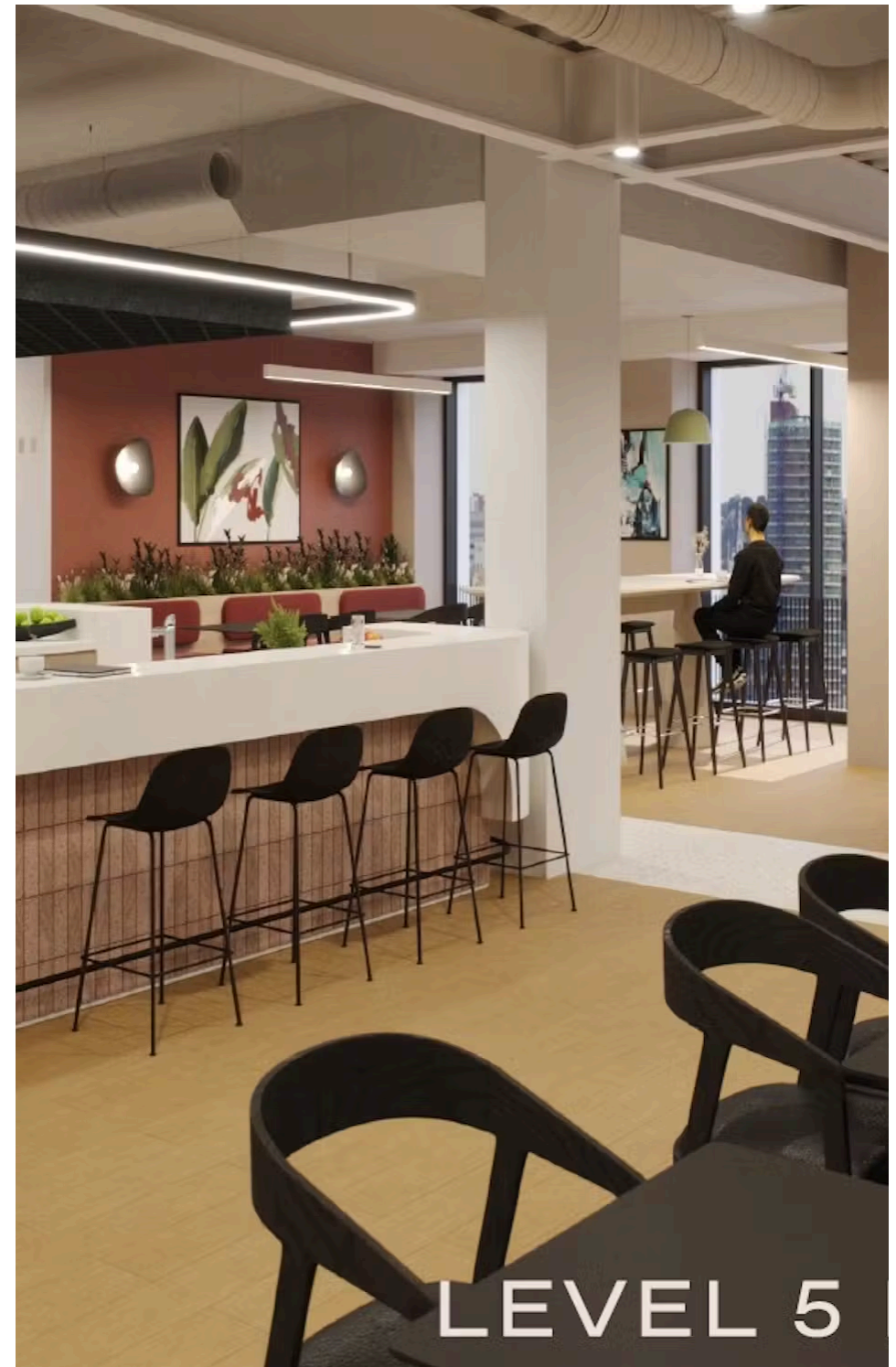
Description

This stunning refurbishment skilfully connects two existing buildings to provide 36,000 sq ft of office space in the Borough of Islington, just 200m from Angel Underground station. While the lower floors remain separated by Angel Mews, the upper floors have been bridged together, presenting our prospective occupiers with a range of possible configurations — from a single linked building to numerous floor by floor occupations.

- 5th Floor Fully Fitted - 90 Desks,
7 Meeting Rooms, 8 Phone Booths
& Kitchen/ Break Out Area

- 4th Floor Fully Fitted - 99 Desks,
6 Meeting Rooms, 9 Phone Booths
& Kitchen/ Break Out Area

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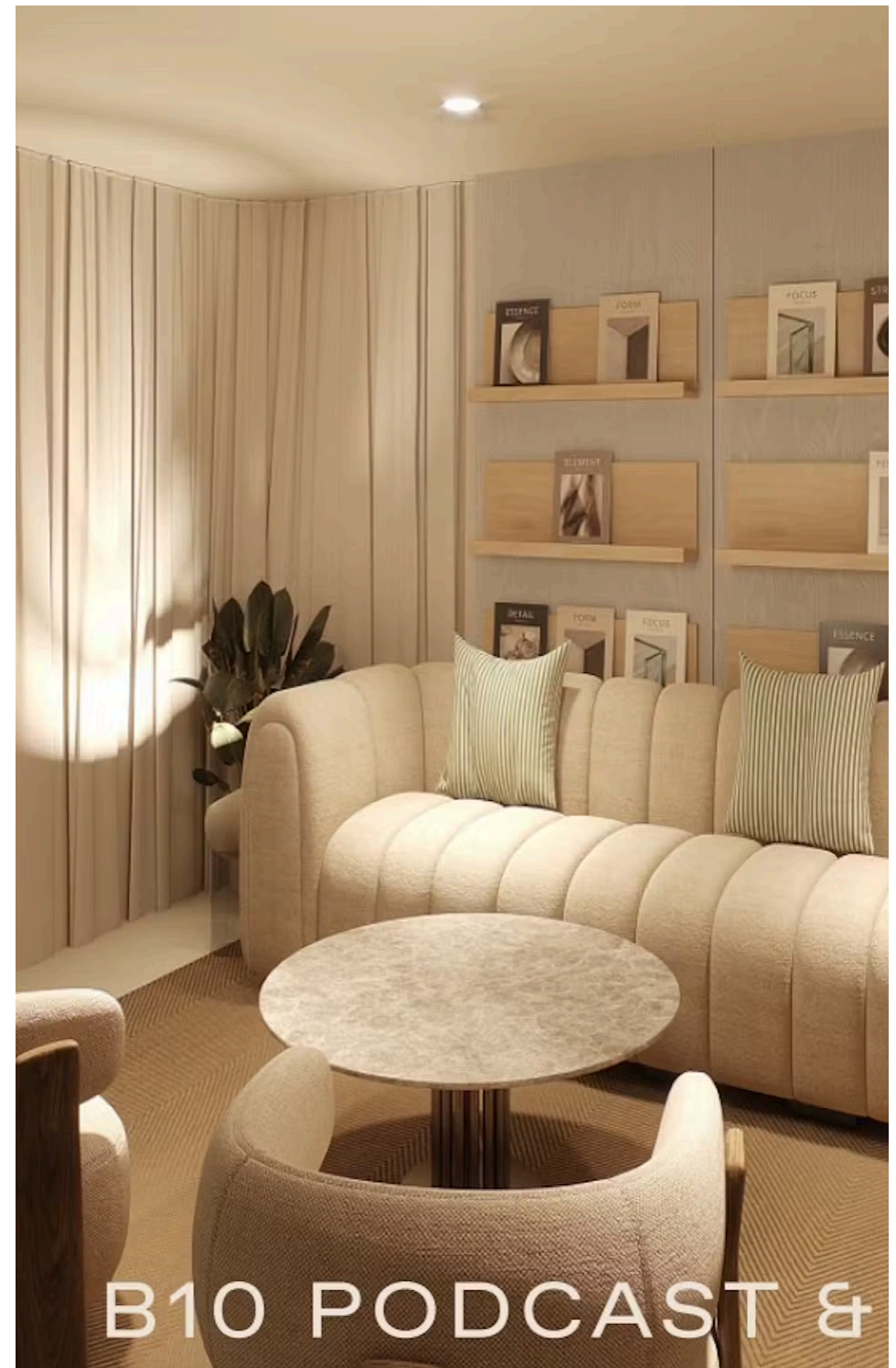
Description

- 1st Floor (Building 10) Fully Fitted - 33 Desks, 2 Meeting Rooms, 3 Phone Booths & Kitchen/ Break Out Area

- Ground Floor in Building 10 offers 6, 13, 20 and 22-Person fully managed/ serviced office spaces to lease on flexible terms

Exquisite Tenant on site amenities to add to the campus feel include a manned reception, cafe, boardroom and co-working space accompanied by end of journey facilities such as showers and bike storage.

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On-Site Cafe

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Building 10 - Tenant Lounge

Compton SHARED MEETING ROOMS

For Rent

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4th Floor



5th Floor

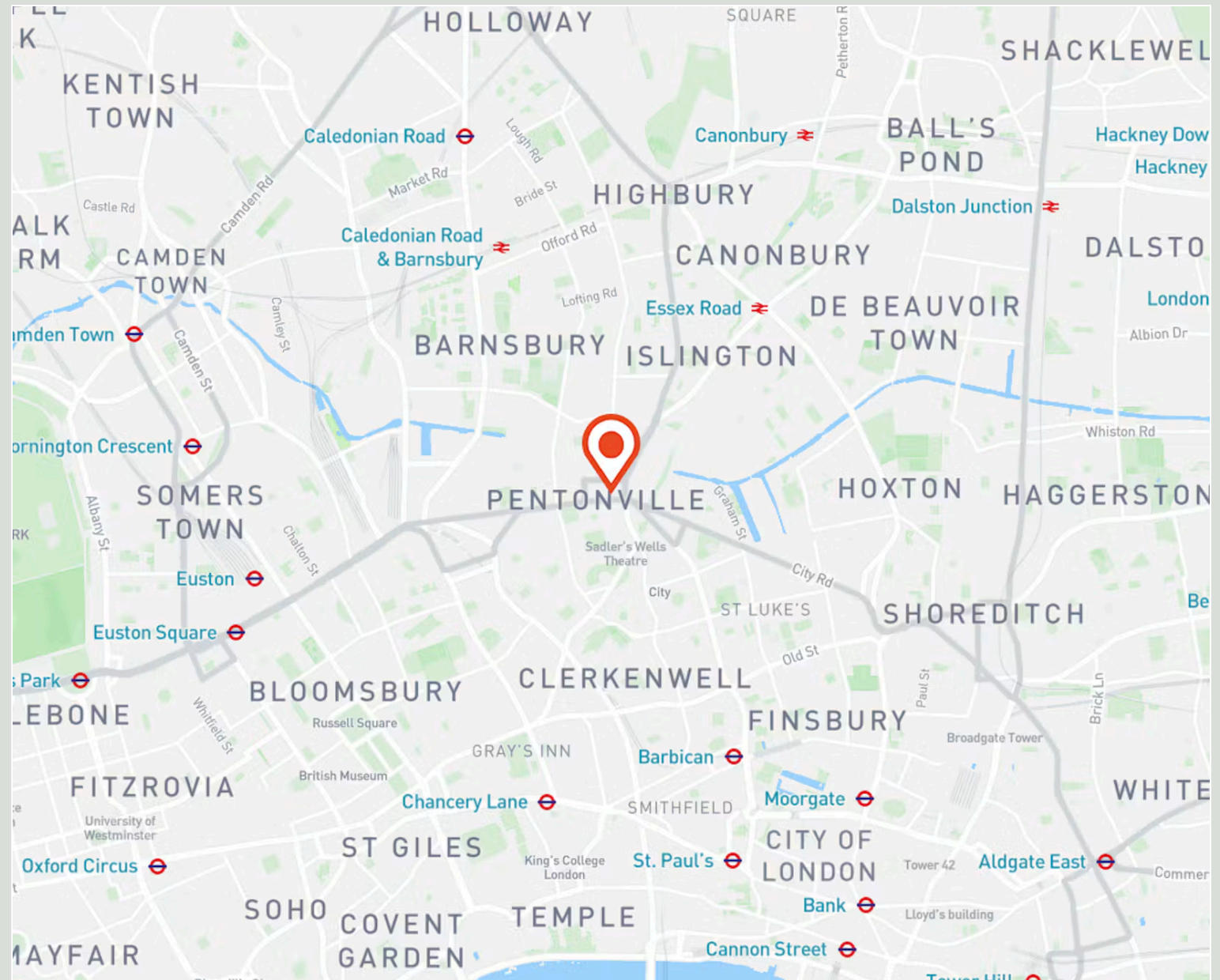
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Location

Bustling Upper Street leads north from neighbouring Angel and its eponymous Underground station, while City Road heads east towards Shoreditch and the City. Venture south via St. John Street and you'll find the bars and restaurants of Farringdon, or take Pentonville Road westwards for the international terminus of King's Cross St Pancras. Nearby Angel station provides commuters with easy access around the capital and beyond.

One stop west (a three-minute hop) takes you to King's Cross St Pancras for connections north of London, or via Eurostar to Europe; two stops and five minutes the other way and you're in the heart of the city's financial district at Moorgate. It takes fewer than 15 minutes to reach Oxford Circus and the West End tube stops, and the commuter hubs of London



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5th Floor

EL 5 LOBBY AREA

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9 — 14

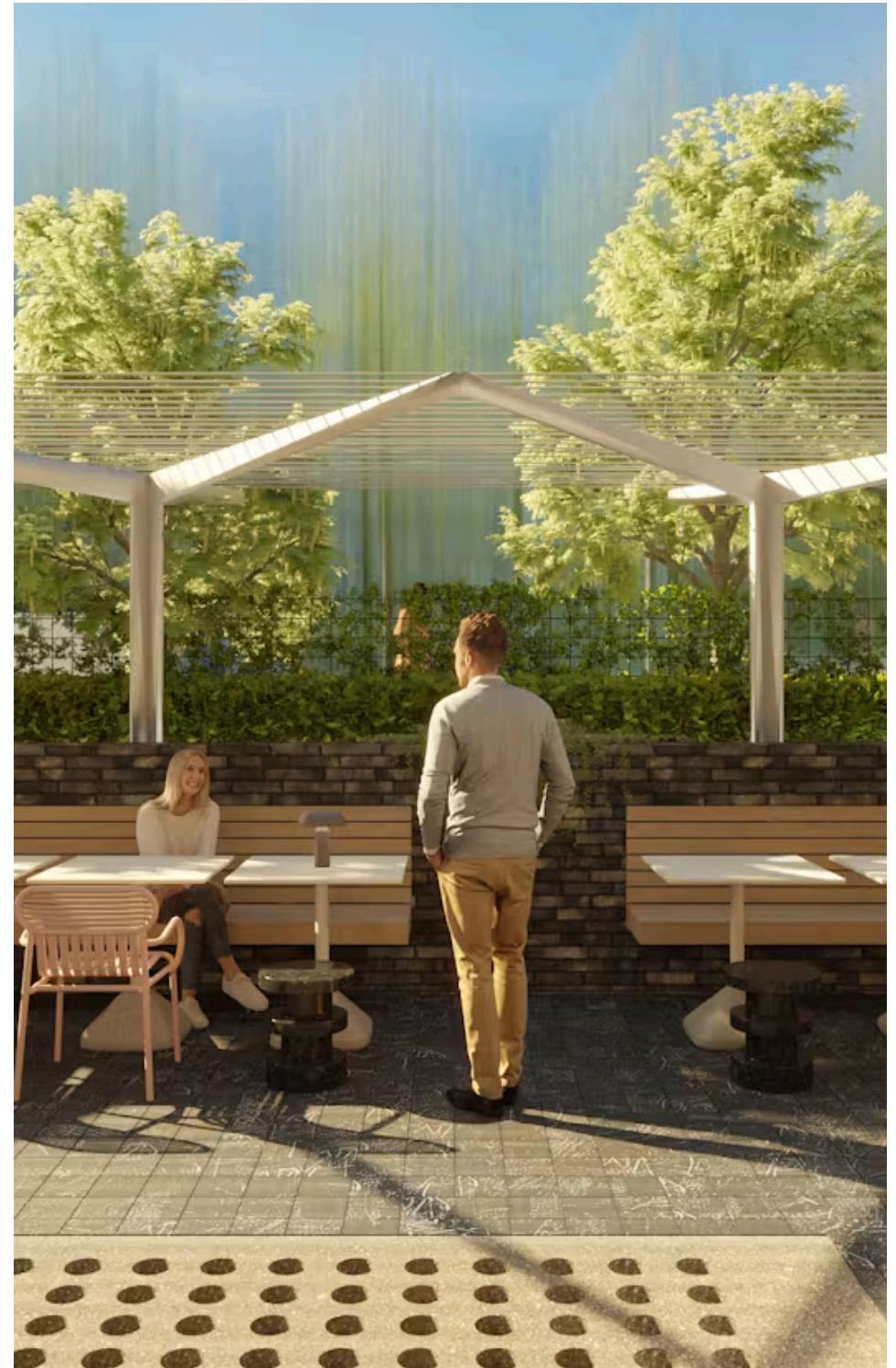
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Amenities

- 5th Floor Fully Fitted - 90 Desks, 7 Meeting Rooms, 8 Phone Booths & Kitchen/ Break Out Area
- 5th floor Terrace with Enviably Views overlooking London
- 4th Floor Fully Fitted - 99 Desks, 6 Meeting Rooms, 9 Phone Booths & Kitchen/ Break Out Area
- 1st Floor (Building 10) Fully Fitted
 - 33 Desks, 2 Meeting Rooms, 3 Phone Booths & Kitchen/ Break Out Area
- Ground Floor in Building 10 offers 6, 13, 20 and 22-Person fully managed/ serviced office spaces to lease on flexible terms
- Ground & Lower Ground Floors in Building 4 & Building 10 offer a variety of Tenant Amenity Space
- Amenities to include an onsite Cafe, Boardroom, Meeting Rooms, Event and Co-working Space
- Manned Reception during working hours
- A/C and Heating in situ as well as Intelligent Lighting for Controlled

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1st Floor (Building 10)



1st Floor (Building 10)

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
5th	8,199	-	£25.37	£13	£38.37	£26,216.30	£314,595.63	Available
4th	9,054	-	£25.37	£13	£38.37	£28,950.17	£347,401.98	Available
1st - Building 10	2,975	-	£25.37	£13	£38.37	£9,512.56	£114,150.75	Available
Ground - Building 10	2,861	-	£25.37	£13	£38.37	£9,148.05	£109,776.57	Available
Total	23,089		£25.37	£13	£38.37	£73,827.08	£885,924.93	

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Tenant Lounge

Meeting rooms - meeting rooms will be bookable via an online portal with a fixed hourly allocation per month. This excludes the boardroom which will be bookable, but will not be included in the monthly allocation. Phone booths / focus rooms - freely available to occupants in this space. Event spaces - occupants will be able to hire out the space.

Serviced Office/ Managed Spaces

Ground Floor in Building 10 offers:
6 - Person 13 - Person 20 - Person 22 - Person Fully managed/
serviced office spaces to lease on flexible terms

Tenure

New Lease

Availability

Available Immediately

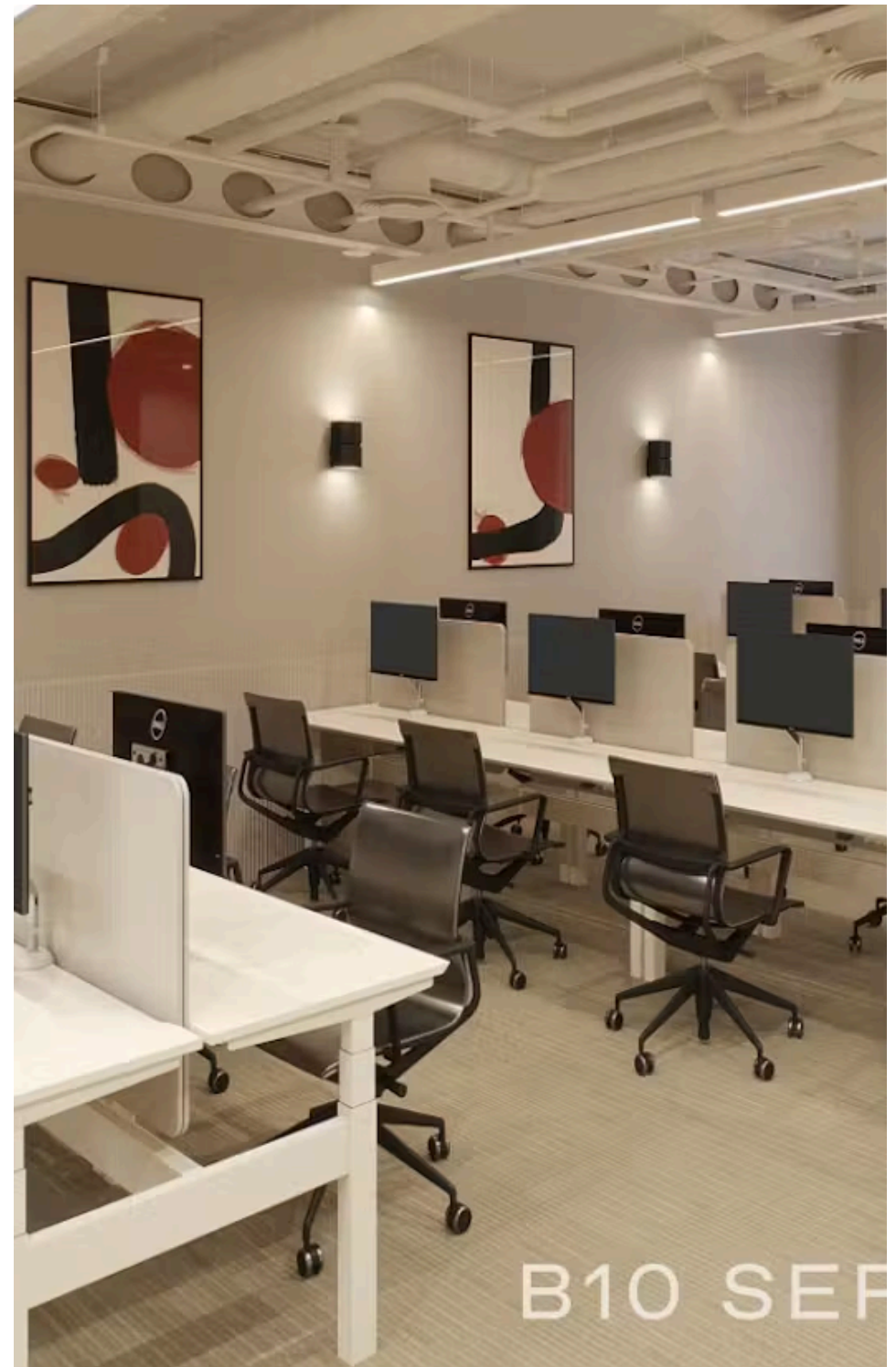
Legal Costs

Compton Concierge

Want your workspace *managed*?

Find out more

compton.london/concierge



Contact Us

compton.london

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