

330 Sq. ft. OFFICE TO LET | 2 MINUTES FROM KING'S CROSS STATION



Location

An open plan second floor office to let situated in a prominent location on Pentonville Road close to its junction with King's Cross Road. Benefiting from the nearby amenities and excellent transport links of King's Cross a two-minute walk away, providing easy access to the West End, City and beyond.

Floor Areas

Floor	sq ft	sq m	
2 ND Floor North	330	30.7	
TOTAL	330	30.7	

Description

We are delighted to present this fully fitted office with eight desks on one of London's most prominent roads.

Benefitting from excellent natural light, a shared meeting room at no extra cost, kitchen, 2 WCs, and with air conditioning for the summer months, this space presents extremely well for its all inclusive annual cost. An added benefit is a discount at The Big Chill and Chick 'n' Sours for all staff! Available now on flexible terms.



Jack Barton

07424224213

jbarton@monmouthdean.com

Associate Surveyor

020 7025 1390

Applicants are advised to make their own enquiries in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2026

2nd Floor, 257-259 Pentonville Road London
N1 9NL



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Terms

Tenure:	Leasehold
Lease:	Flexible From 12 Months
All Inclusive Per Annum	£25,000 + VAT
EPC Rating:	TBC

Amenities

- Kitchen
- Meeting Room
- Toilets
- Air conditioning / heating units
- 15% Big Chill Discount
- 15% Chick 'n' Sours Discount
- Internet, Utilities.

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