








Ground Floor & Basement Offices / Showroom To Let

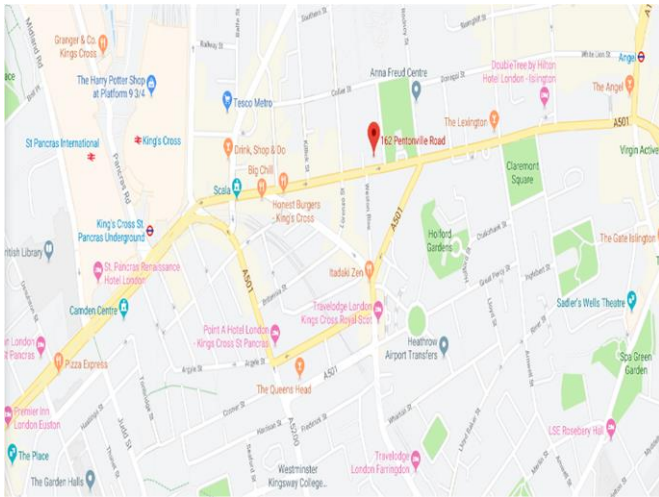
162 Pentonville Road, London, N1 9JL

355 SQ FT (32.98 SQ M.)

Location: The building is located on the A501 - Pentonville Road in the heart of the Kings Cross regeneration area. The premises are well placed, equidistant from Angel and Kings Cross. There are excellent transport links with buses, multiple tube line, national and international rail links. There are numerous local amenities including shops and restaurants many of which can be found on Upper Street in Islington.

Description: This self-contained B1 office unit is set out over ground floor & basement level and benefits from good natural light including a lightwell to the basement. The property has been recently refurbished to a high standard.

-  Convenient Location
-  High Quality Finish
-  Fully Fitted Kitchenette
-  Self-Contained Unit
-  Good Natural Light
-  Security Alarm



Tenure: Leasehold.

Terms: A new Full Repairing & Insuring lease for a term of 10 years subject to rent review at year 5.

Rental: £21,500 Per Annum.

Service Charge: To be assessed.

Rates: Rates payable £9,083.50 per annum. Interested parties should seek confirmation from Islington Council who can be contacted on 020 7527 2633.

EPC: Energy Performance Certificate Rating 'B'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each party to be responsible for their own legal costs.

Viewing & further information

Strictly by prior appointment
via sole agents

Danny Pincus

Tel. 020 8952 6434

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 020 8952 6434

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.