

286-288 PENTONVILLE ROAD, N1

REGENT QUARTER, KING'S CROSS

Subject to Vacant Possession



A CGI of the new frontage on Pentonville Road

LOCATION

The property is situated on Pentonville Road which is located in the well-known area of Regent Quarter in King's Cross. It is a short walk from King's Cross St. Pancras Station, London's largest station (Victoria Line, Northern Line, Hammersmith and City Line, Metropolitan Line, National Rail and The Eurostar). Nearby occupiers include Starbucks, Pret A Manger, Tesco Metro, Five Guys and Nando's. A sizeable residential community and a number of office workers are within the immediate vicinity.

DEMISE

2,372 sq ft of accommodation arranged over ground and basement floors

TERM

The unit is available by way of a new full repairing and insuring lease for a term to be agreed with the landlord.

LL WORKS

The Landlord will be undertaking works to the unit and frontage as per the CGI above (subject to planning approval). The unit will be available in Q1 2024.

RENT

On Application

LEGAL

Each party is to cover their own legal costs incurred in the transaction.

EPC

The energy performance certificate is available on request.

Accommodation

Ground	1,219 sq ft	113.3 sq m
Basement	1,153 sq ft	107.1 sq m
Total Area NIA	2,372 sq ft	220.4 sq m

Business Rates

Rateable Value (2023)	£44,250
Rates Payable (2023/24)	£22,081

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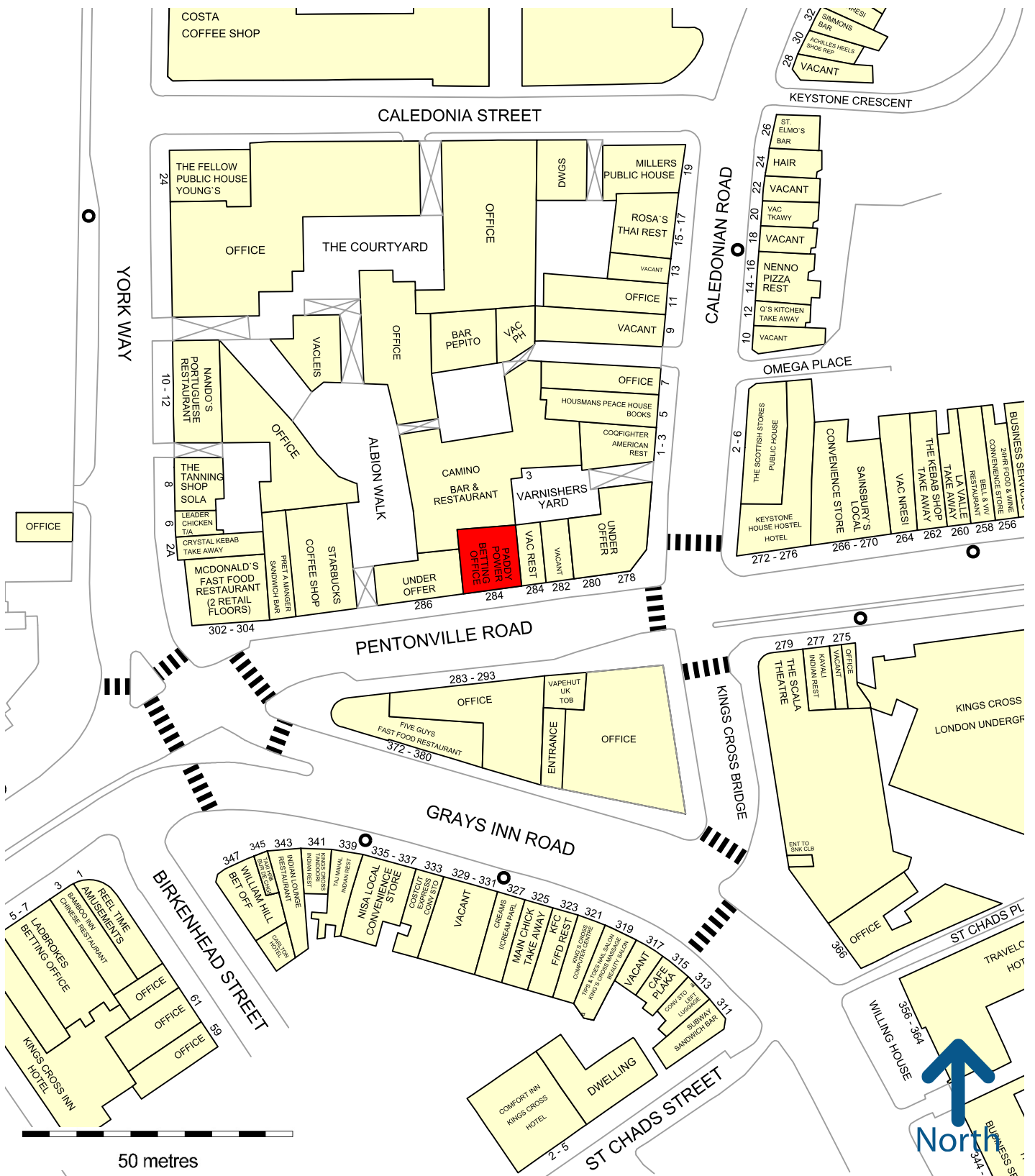
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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991
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