


LOCATION

The property is situated on Pentonville Road which is located in the well-known area of Regent Quarter in King's Cross, 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, Rosa's Thai, and Nandos. A sizeable residential community and a number of office workers are within the immediate vicinity.

DEMISE

The premises will benefit from circa 18" ft (5.74 metres) of gross frontage on Pentonville Road and 978 sq ft (90.9 sq m) 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. The lease is contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II. All use classes will be considered.

RENT

On Application

LEGAL

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

EPC

(D) 82 A copy of the energy performance certificate is available upon request.

Accommodation

Ground	511 sq ft	47.5 sq m
Basement	467 sq ft	43.4 sq m
Total Area NIA	978 sq ft	90.9 sq m

Business Rates

Rateable Value (2023/24)	£24,250
Rates Payable (2023/24)	£12,100

Interested parties are advised to verify the above with the local rating authority.

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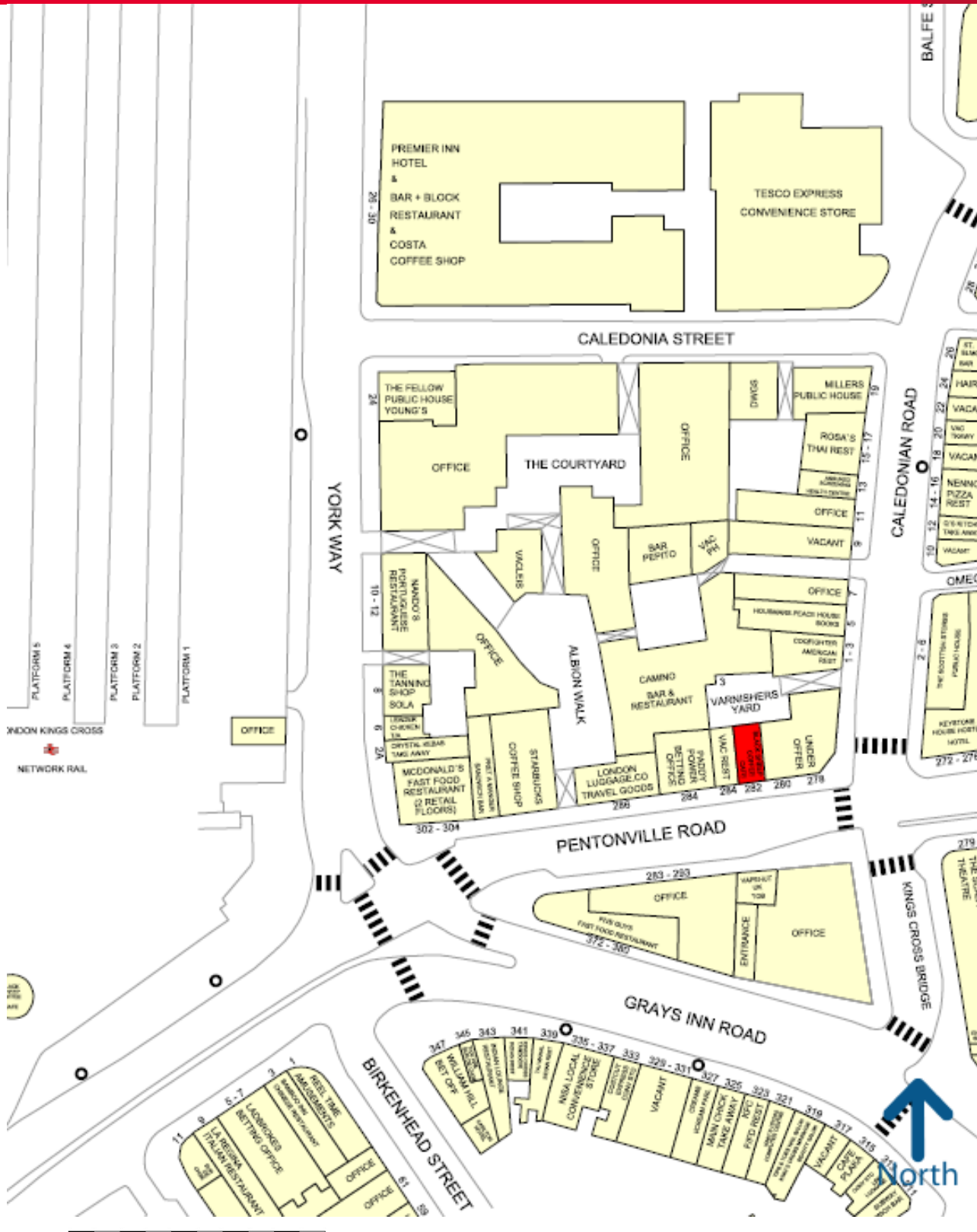
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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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