

Pivotal, 123 Pentonville Road, N1



**2,032 – 6,578 SQ FT
SHORT TERM FLEXIBLE LEASE AVAILABLE**

GERALDEVE



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London N1**

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Location

Pivotal, 123 Pentonville Road is a modern office development located centrally between the highly popular submarkets of King's Cross and Angel. The property occupies a prominent position on the south side of Pentonville Road between its junctions with Penton Rise and Claremont Square.

Transport

Pentonville Road benefits from excellent road, bus and underground links. King's Cross St Pancras and Angel stations are both within 5 minutes walking distance providing access to 6 different London underground lines.

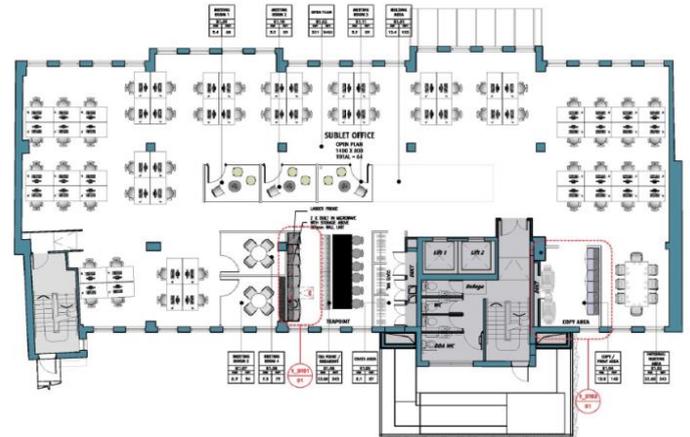
King's Cross St Pancras is now widely regarded as the best connected transport hub in Europe. Coupled with Euston station close by, these stations provide multiple national and international transport connections.

Description

The building was comprehensively refurbished in 2015 providing Grade A office accommodation. The available floors are delivered fully fitted and cabled.

Specification

- Fully fitted & cabled – ready for immediate occupation
- VRF air conditioning
- Full access raised floors
- Plasterboard ceilings with suspended LG7 lighting
- High presentable contemporary reception
- Commissionaire
- 2 x 8-person passenger lifts
- Secure cycle storage
- Shower & locker facilities
- Shared rooftop garden terrace & rear courtyard



01 First Floor - Sub-let
Pivotal Building, London
approximately 421,4 m² / 4536 ft²

Areas

First floor:	4,546 sq ft	Available
Ground floor:	2,032 sq ft	Available
Total	6,578 sq ft	

Term

Short term sublease(s) available for a flexible term of up to 3 years.

Rent

Offered on an all-inclusive basis. POA

EPC

Rating of 'B – 31'

Viewing

By appointment through Gerald Eve LLP:

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