

**Pivotal, 123 Pentonville Road, N1**



**4,546 SQ FT  
SHORT TERM FLEXIBLE LEASE AVAILABLE**

**GERALDEVE**



**Pivotal  
123 Pentonville Road  
London N1**

# Pivotal, 123 Pentonville Road, N1

4,546 SQ FT  
SHORT TERM FLEXIBLE LEASE AVAILABLE



GERALDEVE



## 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.

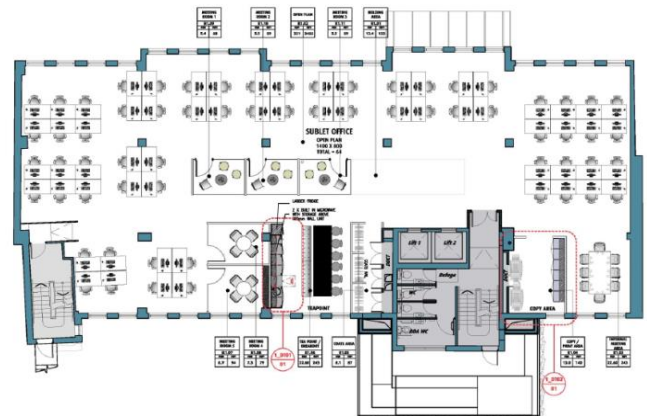
King's Cross St Pancras is now widely regarded as the best connected transport hub in Europe. Coupled with Euston station close by, these stations provide multiple national and international transport connections.

## 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 m<sup>2</sup> / 4536 ft<sup>2</sup>

## Areas

First floor: 4,546 sq ft Available

## 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:

Rhodri Phillips  
[rphillips@geraldeve.com](mailto:rphillips@geraldeve.com)  
Tel. (0)20 3486 3451

James Lunn  
[jlunn@geraldeve.com](mailto:jlunn@geraldeve.com)  
Tel. (0)20 7333 6270

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued October 2019

