

46-52 PENTONVILLE ROAD

LONDON, N1



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Small office suite comprising one large open plan room with access to/from a rear Courtyard (which forms the principal entrance) plus two smaller rooms, one of which is currently fitted out with soundproofing for a recording studio. One demised WC and access to a further, shared WC. The unit shares its fire escape with the main building's tenant, the Paris Dauphine University campus.

ACCOMMODATION

FLOOR

Part Ground - Available

TOTAL

Floor area subject to measurement

AREA

1,484 sq ft

1,484 sq ft

LOCATION

Located on the north side of Pentonville Road very close to the junction with Upper Street Islington and only a few minutes' walk from Angel Underground (Northern Line). Kings Cross and St Pancras International (underground and main line stations) are also within walking distance.

SPECIFICATION/AMENITIES

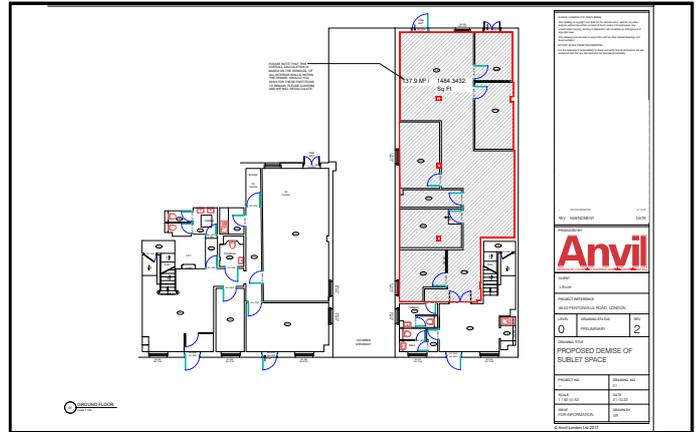
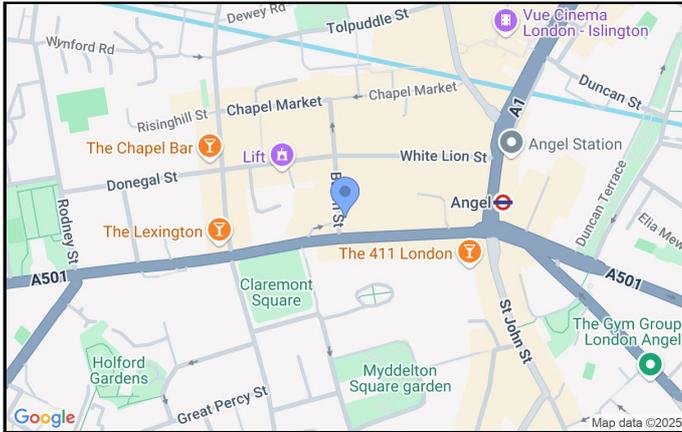
- Ceiling mounted AC units
- Carpeted
- Good floor to ceiling heights
- Courtyard access, front and rear
- Cycle racks

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TERMS

LEASE

Flexible by arrangement

RENT

On Application

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ROB RILEY

020 3440 9800

rob@gryphon.uk.com

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

Subject to Contract

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