

# ANGEL HOUSE - SELF CONTAINED OFFICE

ANGEL MEWS, LONDON, N1 9HH



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

A contemporary self-contained office space situated on the ground floor of Angel House, providing 3,060 sq ft of media style accommodation. The space can be accessed by two different entrances, either from Pentonville Road or via Angel Mews. The accommodation is largely open plan with 22 desks, 1 board room and 3 meeting rooms/offices, a large kitchen/breakout room and a reception/soft seating area.

## ACCOMMODATION

### FLOOR

Ground Floor

### AREA

3,060 sq ft

### TOTAL

3,060 sq ft

Floor area subject to measurement

## LOCATION

The building is situated just off Pentonville Road on Angel Mews and is just a short walk from Angel Underground Station with access to the Northern Line. Kings Cross is only a 10 minute walk away.

## SPECIFICATION/AMENITIES

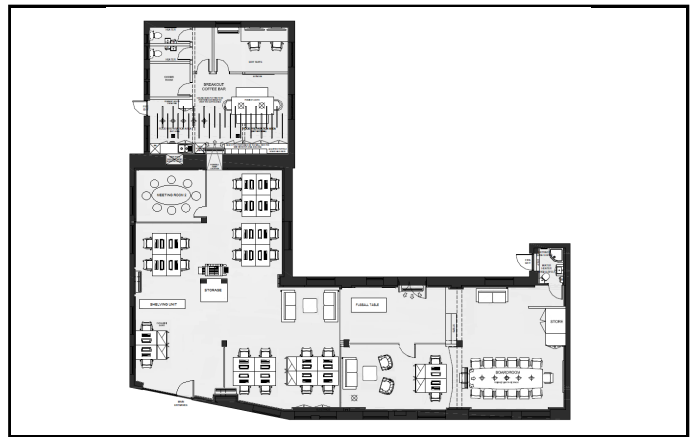
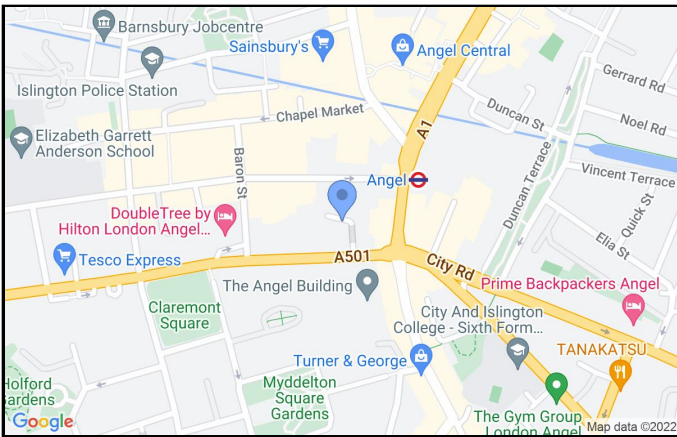
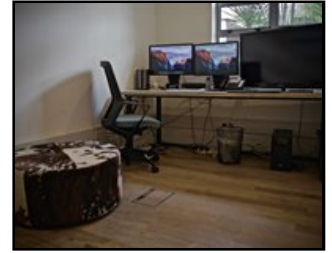
- Excellent Plug and Play accommodation
- 22 desks
- 2 meeting rooms / 2 offices
- Kitchen/breakout
- Air-conditioning
- Perimeter trunking with CAT 6 Cabling
- W/C's, shower and bike racks
- Parking available by arrangement

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£47.50psf p.a.x.

### RATES

£12.95 per sq ft (2022/23 estimate)

### SERVICE CHARGE

£3.50 per sq ft (2022 estimate)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

### Subject to Contract

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