

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 - Available March 2021

AREA

3,060 sq ft

TOTAL

Floor area subject to measurement

3,060 sq ft

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

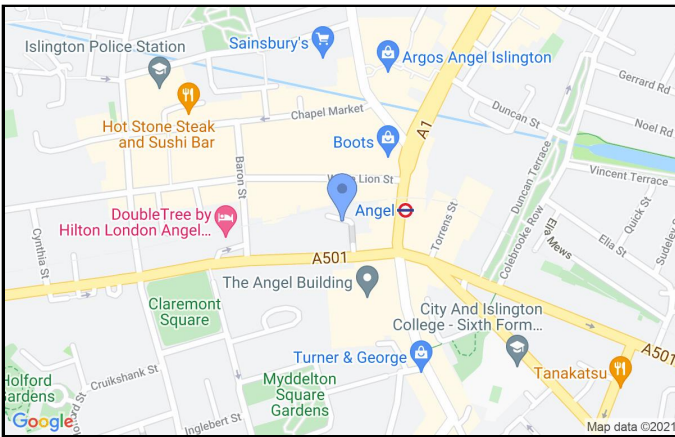
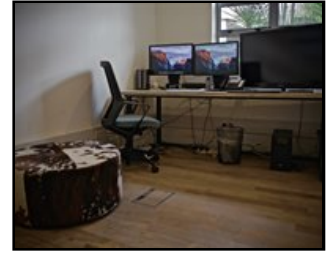
- Excellent Plug and Play accommodation
- 22 desks
- 2 meeting rooms / 2 offices
- Kitchen/breakout
- Air-conditioning
- Perimeter trunking with CAT 6 Cabling
- W/C's, shower and bike racks
- 2 car parking spaces

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TERMS

LEASE

New lease direct from the landlord. Flexible by arrangement

RENT

£49.50 per sq. ft.

RATES

£7.52 per sq ft (estimate)

SERVICE CHARGE

£3.00 per sq ft (estimate)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

COLIN HARGREAVES

0203 440 9804

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JAMIE MAJOR

0203 440 9809

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Subject to Contract

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