



on behalf of tilfen land

Freehold or long leasehold

Residential/work to live
Offices on 3 Floors

101 pentonville road

london n1



Refurbished and ready to fit out

www.101-islington.co.uk

101 Pentonville Road has been refurbished to a high standard and the building offers a mixture of upper level residential, work to live units and offices.



LOCATION

The property fronts the A501 Pentonville Road inbetween Penton Rise and Claremont Square. The location is mid way between Kings Cross and Islington. The closest underground stations are Angel (northern line) or Kings Cross (northern, victoria, piccadilly, metropolitan, circle and hammersmith & city lines), the latter also offering main line British Rail services.



DESCRIPTION

The building is on lower ground, ground and six upper floors and has been extensively refurbished with new cladding, layout, cores, plant and machinery.

The office accommodation is self contained and is on lower ground, ground and first floors.

The offices are presented to a shell and core finish ready to receive occupier's specific fit out requirements.

TERMS

Option 1

The building is available in its entirety, on a freehold basis, with the benefit of the completed residential and work to live units and their ground rents, together with three floors of vacant offices.

Option 2

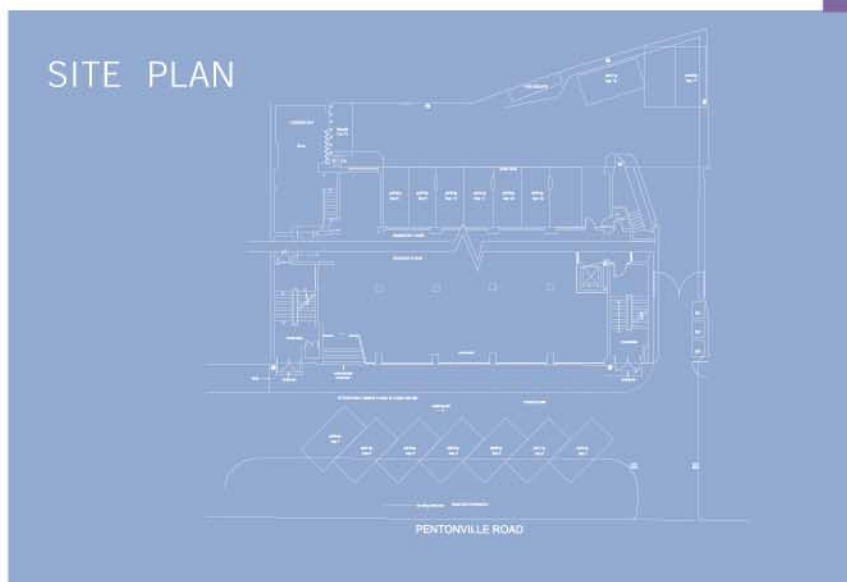
The three floors of offices are available separately on a 999 year lease at a ground rent to be agreed.

FLOOR AREAS

	Sq ft	Sq m
First Floor	4,142	384.65
Ground Floor	3,462	321.48
Lower Ground Floor	3,062	284.40*
Total	10,666	989.54

On a net internal basis in accordance with the RICS Code of measuring Practice (current edition) (* Plus reception)

23 units offering a mix of 1/2 bed apartments and 2 bed 'work to live' units



PRICE

Quoting price on application.

VIEWING

Viewing and further details from vanessa@petertaylor.net



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