

NEW INSTRUCTION**THE STABLES ANNEX r/o 46-52 PENTONVILLE ROAD, N1****APPROX. 2,961 SQ FT (275.0 SQ M)****FULLY FITTED OFFICES TO LET**

**The Stables Annex
r/o 46-52 Pentonville Road
London
N1**

- Self contained-building
- Approx. 2,961 sq ft (NIA)
- Fully fitted & furnished
- Excellent natural light
- Air conditioning

LOCATION

The property is situated on the north side of Pentonville Road near its junction with Upper Street, Goswell Road and City Road.

Angel station (Northern line) is within short walking distance, King's Cross Station and St. Pancras International are approximately 15 minute's walk.

DESCRIPTION

The Stables is a unique, self-contained building, in a courtyard setting. The available accommodation comprises high quality fitted accommodation and includes the following:

- Self-contained offices
- Fully fitted & furnished
- 24-hour access
- Air conditioning
- Excellent natural light
- Passenger lift
- Private courtyard setting
- Bike racks

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
2 nd floor	1,034	96.0
1 st floor	940	87.3
G floor	987	91.7
Entire Building	2,961	275.0

TERMS

The space is available by way of a new sub-lease, on terms to be agreed.

Alternatively, a new lease may be available direct from the Landlord.

OUTGOINGS

Rent: Upon Application

Service charge: £TBC per sq ft per annum exclusive (YE 2022)

Business Rates Payable: Approx. £13.48 per sq ft per annum exclusive (2022/23)

*please note you are advised to make your own enquires in this regard.

VAT

The property is elected for VAT.

EPC

TBC

SUBJECT TO CONTRACT

Viewing strictly by appointment

Anders Horwood

anders.horwood@carterjonas.co.uk

Tel: 020 7016 0732 / 07836 246 049

Ed Caines

ed.caines@carterjonas.co.uk

Tel: 020 7016 0724 / 07966 188 632

Abigail Jones

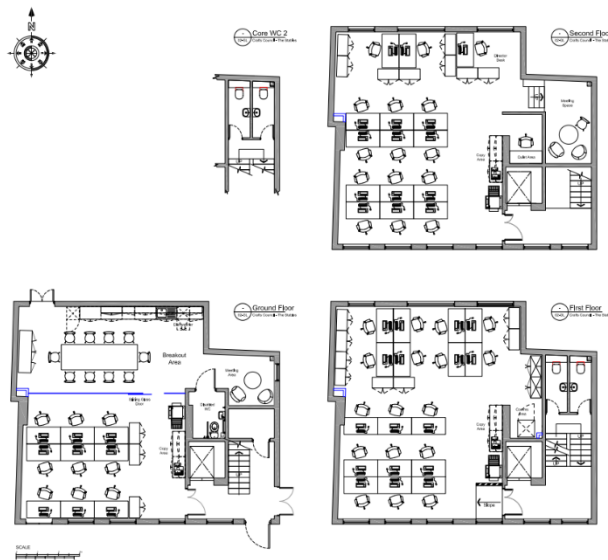
abigail.jones@carterjonas.co.uk

Tel: 020 7518 3304 / 07776 490 276

IMPORTANT INFORMATION

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Carter Jonas



Layout Plan (not to scale)

Anders Horwood

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