



# 44A Pentonville Road

London N1

Approx. 4,413 sq ft / 410.0 sq m  
Office To Let







## 44A Pentonville Road is a unique, characterful office, with fantastic natural light & an impressive façade.

The office accommodation is available immediately, offering partially fitted office space, incorporating meeting rooms, private offices, kitchens and open plan accommodation.



### Specification

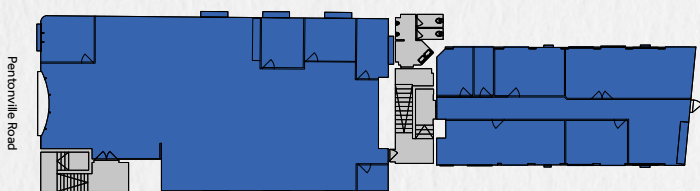
- Fantastic natural light
- Impressive façade
- Partially fitted
- Passenger lift
- Air-conditioning (in part)
- Bike racks to be installed
- Generous floor to ceiling height
- EPC Rating D-78

### Accommodation

Floor	sq ft	sq m
Second	4,413	410.0

### Second Floor Plan

4,413 sq ft (410.0 sq m)



Plan not to scale, for indicative purposes only.



### Located above a leading public gallery for craft and making

The property is situated on Pentonville Road near its junction with Upper Street, Goswell Road and City Road. Angel station is a 3 minute walk, King's Cross St. Pancras International are approximately 15 minute's walk.



### Terms

A new flexible sublease is available for a term by arrangement.

### Viewings

Strictly through sole letting agents.

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