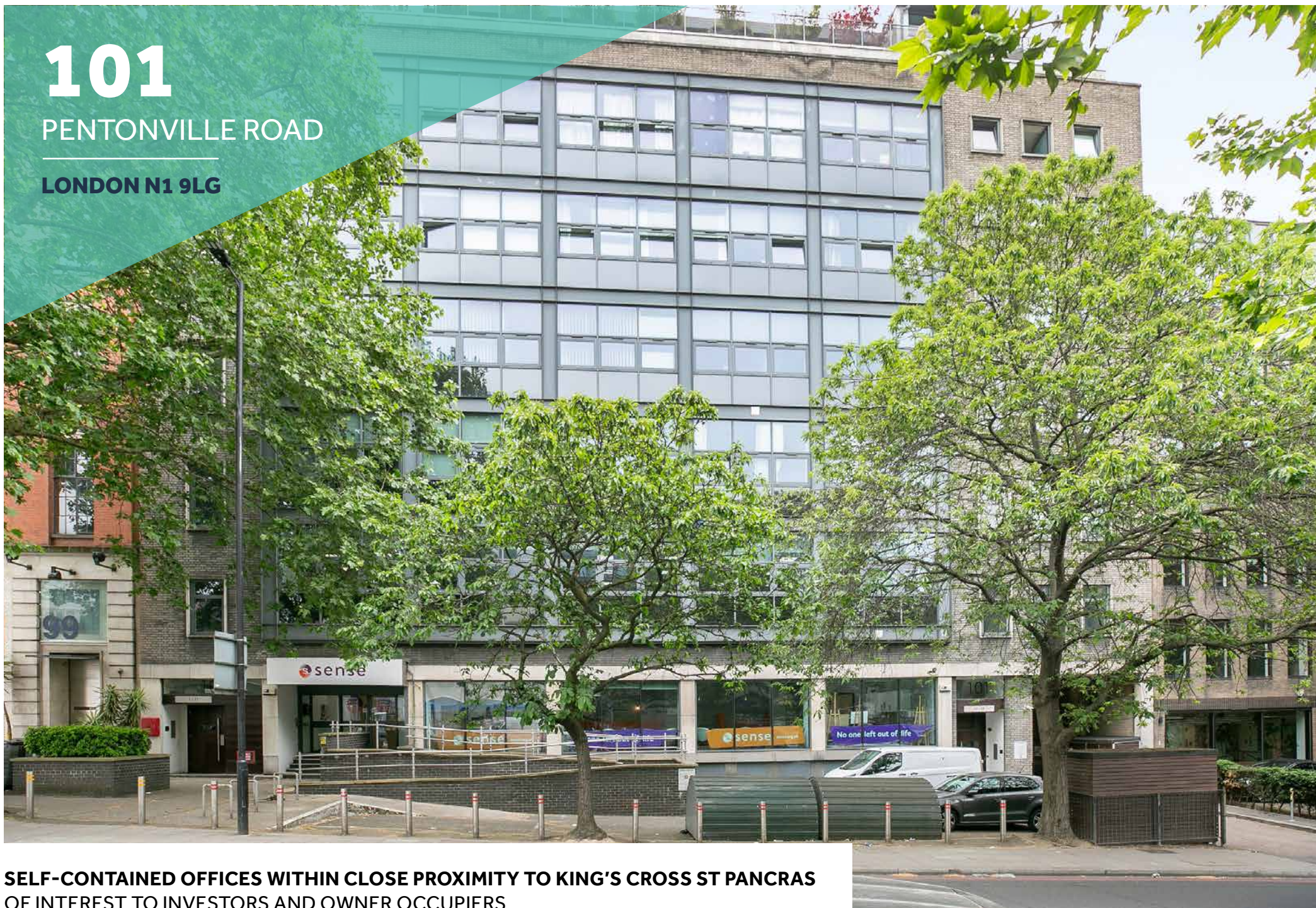


101

PENTONVILLE ROAD

LONDON N1 9LG



**SELF-CONTAINED OFFICES WITHIN CLOSE PROXIMITY TO KING'S CROSS ST PANCRAS
OF INTEREST TO INVESTORS AND OWNER OCCUPIERS**



INVESTMENT SUMMARY

- ▶ Self contained offices located on Pentonville Road, King's Cross, one of the Capital's most sought after submarkets
- ▶ Offers exceptional connectivity owing to national and international connections via the Eurostar, National Rail services, and six major tube lines
- ▶ Its connectivity has attracted a range of occupiers across several sectors including life sciences, technology, media, AI, creative industries, and professional services
- ▶ The Property is arranged over basement, ground, and first floors with a total NIA of approximately 9,702 sq ft
- ▶ The remaining upper floors have been repositioned to residential apartments
- ▶ Asset management opportunities including:
 - Re-let in its existing condition
 - Refurbish to best in class standards
 - Repositioning to alternative uses (STPP)
- ▶ 999 year virtual freehold expiring in June 3003, at a peppercorn rent.

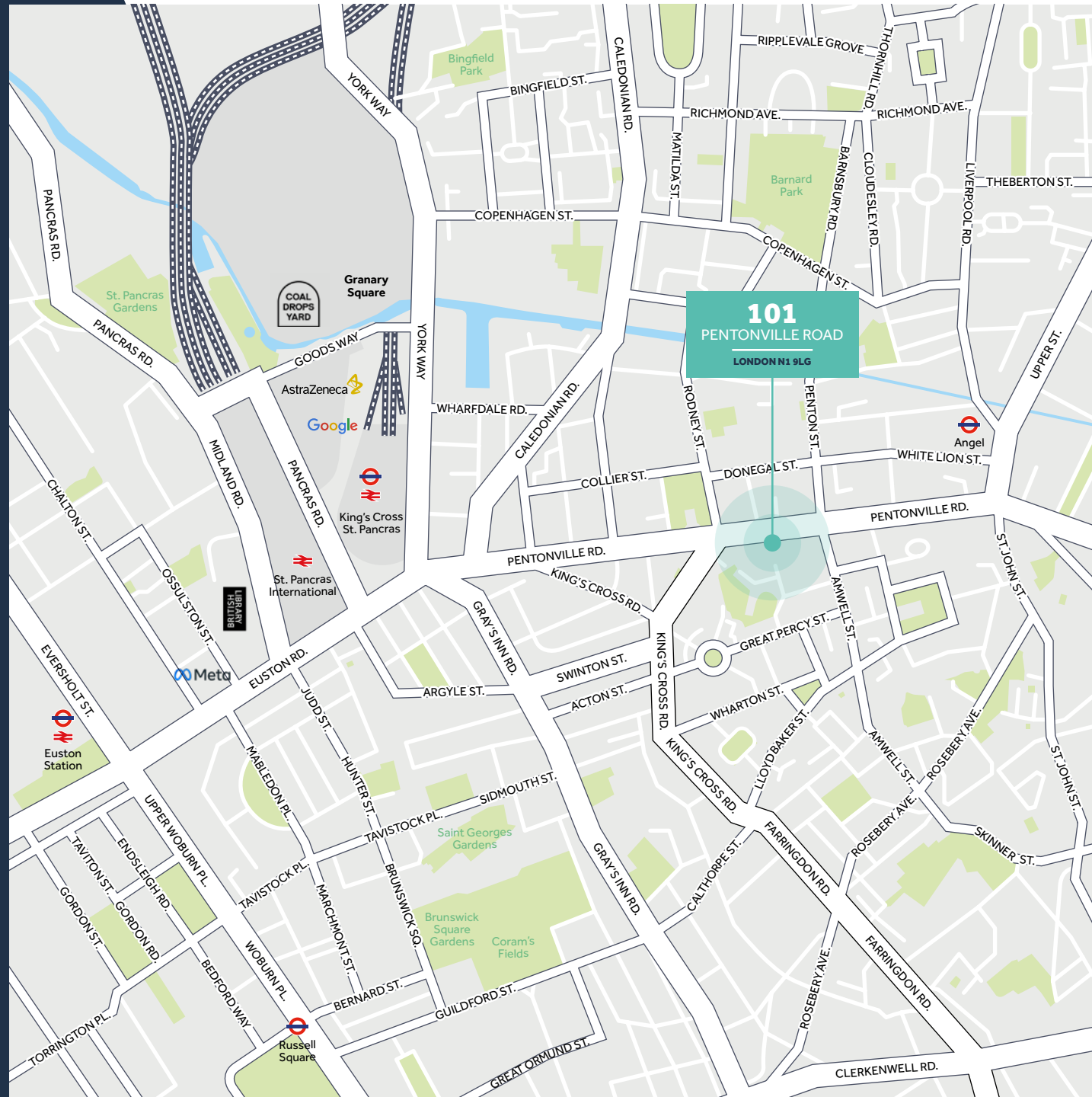
PROPOSAL

We are instructed to seek offers in excess of **£4,250,000 (Four Million, Two Hundred and Fifty Thousand Pounds)** which equates to an **attractive low capital value of £438 psf.**

LOCATION & SITUATION

Located within the heart of King's Cross, the local area has established itself as one of the capital's leading hubs for technology and innovation.

This dynamic submarket benefits from excellent connectivity and a thriving business environment, making it an exceptional investment destination. The tenant mix includes AI, technology, life sciences, creative industries, and professional services. Major occupiers include **Google, AstraZeneca, FORA, Meta, and Nike.**



TRANSPORT & CONNECTIVITY

The Property is located a short 10 minute walk to King's Cross St Pancras. King's Cross offers outstanding transport connections, acting as a key gateway to London, the wider UK, and continental Europe. Connectivity is further enhanced with six Underground lines (Circle, Metropolitan, Hammersmith & City, Piccadilly, Victoria, and Northern).

This level of accessibility reinforces King's Cross as a premier business location, offering a prestigious London address with excellent convenience for employees, clients, and partners.





DESCRIPTION & SPECIFICATION

DESCRIPTION

The Property is a self-contained office within a mixed use six-storey building built in the 1960s. The building itself is of masonry construction. The Property is arranged over basement, ground, and first floors. The remaining upper floors have been repositioned to residential apartments and do not form part of the sale.

SPECIFICATION



Air conditioning



Excellent Natural Light



Passenger Lift



End of trip facilities to include Shower and Cycle Storage



Car Parking

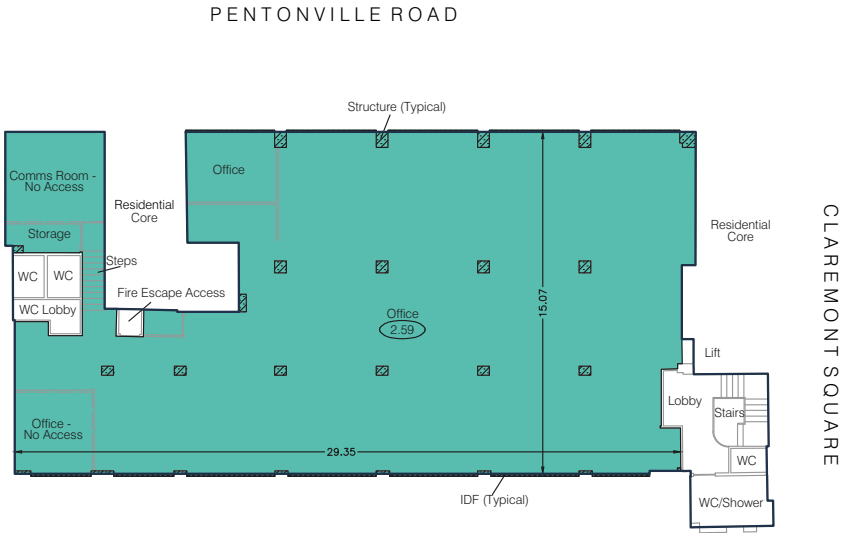


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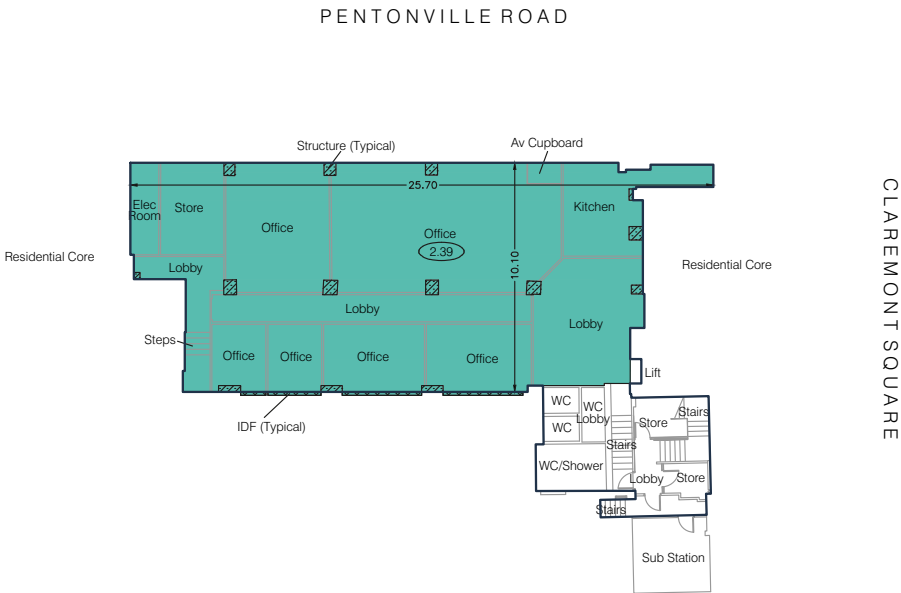
ACCOMMODATION & FLOOR PLANS

Description	IPMS 3		NIA	
	Sq m	Sq ft	Sq m	Sq ft
First	403.3	4,341	394.3	4,244
Ground	301.5	3,245	295.3	3,179
Lower Ground	217.2	2,338	211.7	2,279
Total	922.0	9,924	901.3	9,702

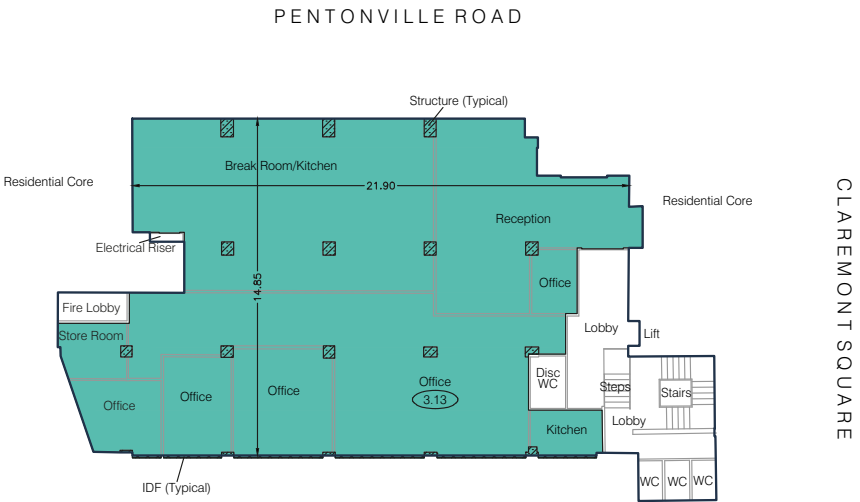
FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



TENURE & TENANCY

TENURE

Title Number: NGL886962

The Property is held on a 999 year virtual freehold interest expiring June 3003, with an unexpired term of 977 years at a peppercorn rent.



TENANCY

Tenant Name	Tenure	Commencement	Expiry	Annual Rent	Comments
ABILITYNET	Hire Agreement	01/02/2025	Rolling	-	Hire agreement without tenure
ACTION FOR KIDS CHARITABLE TRUST	Licence Agreement	01/11/2025	31/10/2026	£18,000	Terminates at the sooner of 3 months' notice or upon expiry
FRG Ltd	IRI Lease	05/08/2022	04/08/2027	£85,000	Outside of the security of tenure provisions of the Landlord and Tenant Act 1954
KIDS	Licence Agreement	01/04/2026	31/03/2027	£16,500	Terminates at the sooner of 3 months' notice or upon expiry
UNITED RESPONSE	Licence Agreement	01/05/2026	30/04/2027	£18,000	Terminates at the sooner of 3 months' notice or upon expiry
Total		WAULT x (WAULT b)	(0.72) (0.57)	£137,500	

FURTHER INFORMATION

DATAROOM

Access to the dataroom is available upon request.

VAT

It is anticipated that the transaction will be treated as a TOGC.

CAPITAL ALLOWANCES

Capital allowances are not available.

EPC

Rated 36 B, expiring 22 January 2036.

CONTACT

For further information or to arrange an inspection, please contact:

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Carter Jonas



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