

TO LET

2 NEWLY BUILT OFFICE/RETAIL UNITS

634 Sq. Ft / 59 Sq. m

614 Sq. Ft / 57 Sq. m
(APPROX.)



160-164, Pentonville Road N1 9JL

Pater Johnson Merriman Surveyors Limited

Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

Directors: Hedley Merriman MA FRICS ACI Arb, Andrew Pater TECH RICS, Jake Pater BA (Hons)

Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

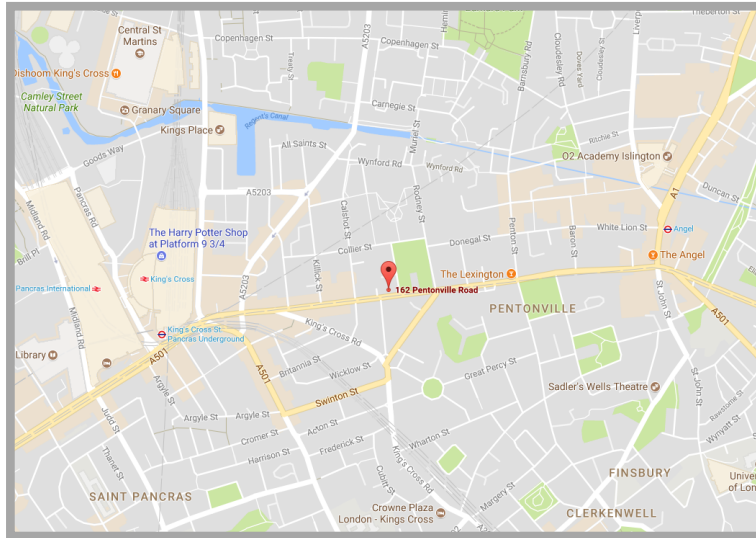
Pater Johnson Merriman Surveyors Limited, 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



LOCATION:

The premises are well placed, equidistant from Angel and Kings Cross.

Transport links are exceptional with buses, multiple tube line, national and international rail links leading in all directions. Local shops and restaurants are provided on Upper Street in Islington and the area greatly benefits from the facilities on offer as part of the Kings Cross development.



DESCRIPTION:

Newly built to the highest specification.

Arranged over ground floor and basement the property includes; designer kitchens; fitted storage units; wireless speaker system; entry phone; alarm; and natural light to the basement.

ACCOMMODATION:

162—Ground floor: **312 Sq. Ft.** / 29 Sq. m. approx.

162—Basement: **322 Sq. Ft.** / 30 Sq. m. approx.

Total: 634 Sq. Ft. / 59 Sq. m. approx.

164—Ground Floor: **248 Sq. Ft.** / 23 Sq. m. approx.

164—Basement: **366 Sq. Ft.** / 34 Sq. m. approx.

Total: 614 Sq. Ft. / 57 Sq. m. approx.

RENT:

£35,000 per annum exclusive of all other charges.

LEASE:

A New Lease for a term to be agreed.
Subject to Contract.

VIEWING:

By prior appointment with the sole agents:

PATER JOHNSON MERRIMAN
Jake Pater jake@pjmsurveyors.com
Adam Lewis adam@pjmsurveyors.com
Tel: 020 7253 2525

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