



66-68 Pentonville Road
Angel
N1 9HS

BESPOKE MANAGED OFFICES

*The flexible future of medium term office
Space for business.*



THE OFFICE

Fully Managed and customisable office floors. Offering potential tenants a unique opportunity to design and build their own bespoke office space. Interested parties will be given a full design consultation to help create that perfect office space. To this end the space really could suit any client from any sector.

Self Contained Offices from 802 – 9048 sqft & all inclusive pricing, plus other options in between.



THE LOCATION

The property is situated on the northern side of Pentonville Road, close to its junction with Upper Street and only a few moments away from Angel Underground (Northern Line) and within close distance to Kings Cross and St Pancras International (underground and mainline stations). The immediate location is well served by numerous restaurants, bars, performance venues and retail outlets.

NEAREST TUBE

Angel



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground & Lower Ground	5,127	upto 70	£51,300	12/36 Months		
1st Floor	3,119	upto 45	£33,800	12/36 Months		
2nd Floor	802	upto 10	£8,700	12/36 Months		

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



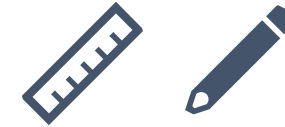
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

Property Highlights

- 24-hour access
- Furnished Offices & Kitchen Facilities
- Dedicated Meeting rooms
- Dedicated IT Dataline



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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