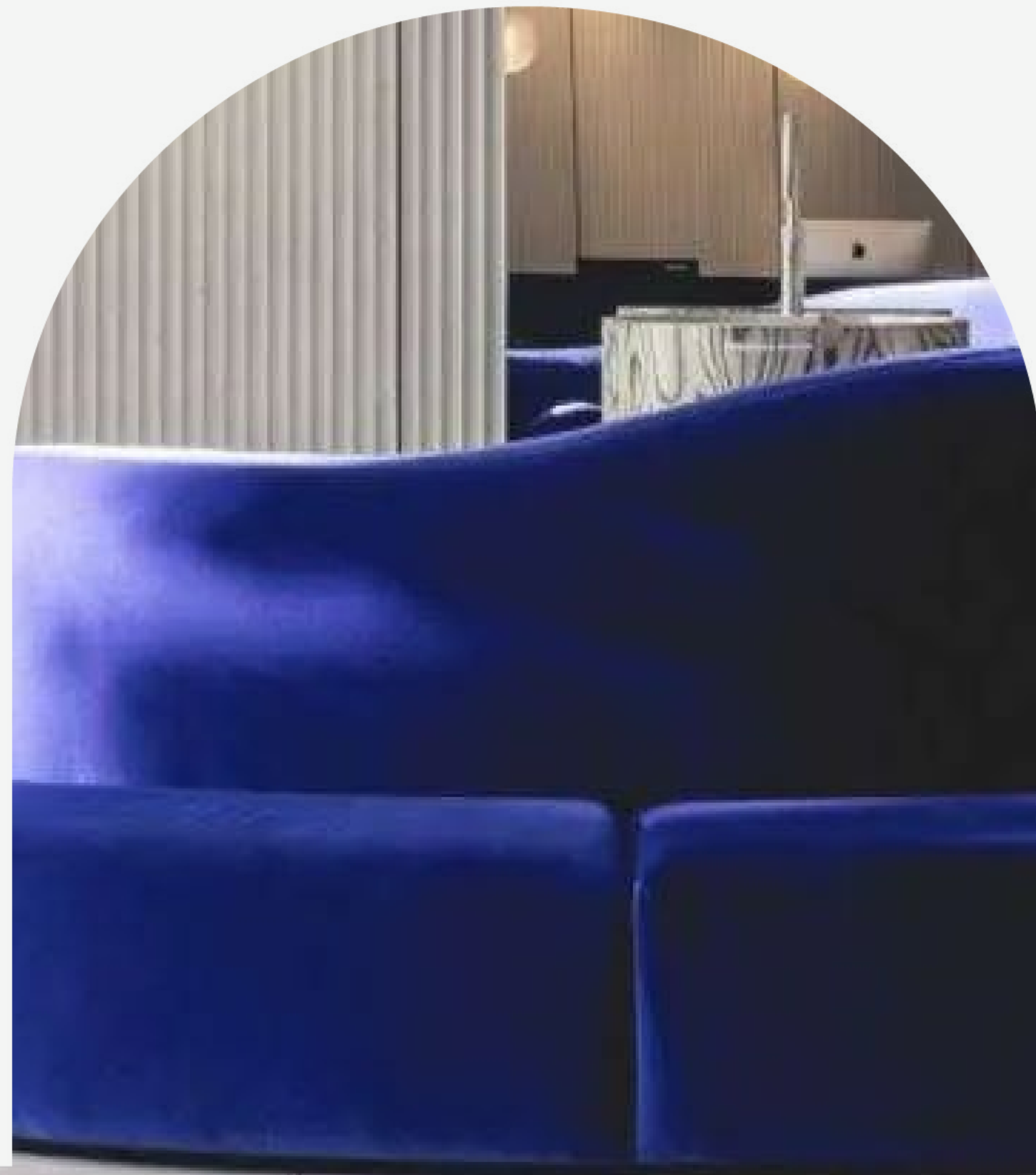


210 PENTONVILLE

Made



Navigating the building

210 Pentonville Road is a landmark office building in central King's Cross, offering comprehensively refurbished Grade A offices.



Your space

Fully Fitted, Managed, CAT A+ and more

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best, running your business. Typical spaces offer floor-to-ceiling windows and excellent ceiling heights throughout. A remodelled contemporary reception, new WCs, and all new dedicated commuter facilities.

▾ Size

From 4,289 sq ft - 10,765 sq ft of self contained floorplates

▾ Price

From £178.00 psf / £63,000 per month all inclusive and fully managed

▾ Location

Prime King's Cross location, within 3 minutes' walk of King's Cross and St Pancras Stations



Everything done for you

What's included for you to tailor-make your perfect office:



Account Management



Utilities



Facilities Management



Wi-Fi & Technology



Fit-Out



Insurance



Dilapidations



Plant care



Cleaning Services



Health & Safety Management



Hospitality & Catering



Additional Bespoke Services

Floor space options

01 Ground Floor layout

02 Second Floor layout

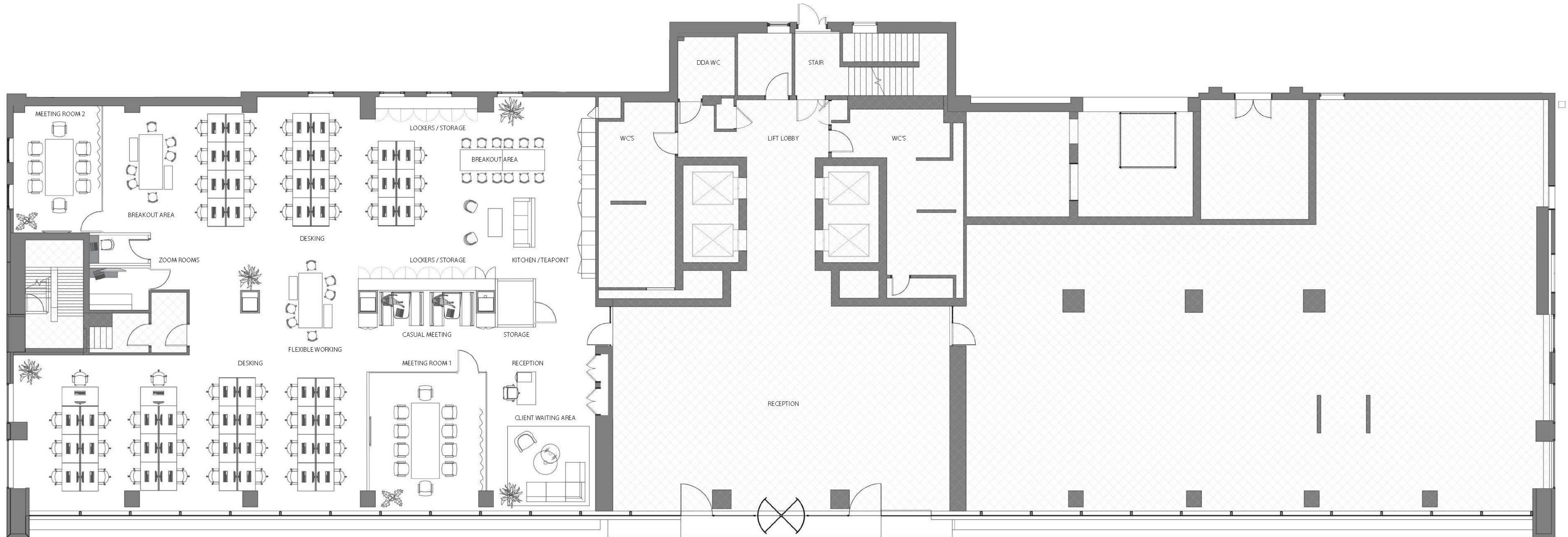
03 Typical CAT A Floor layout



01 Ground Floor Layout

40-50 Workstations

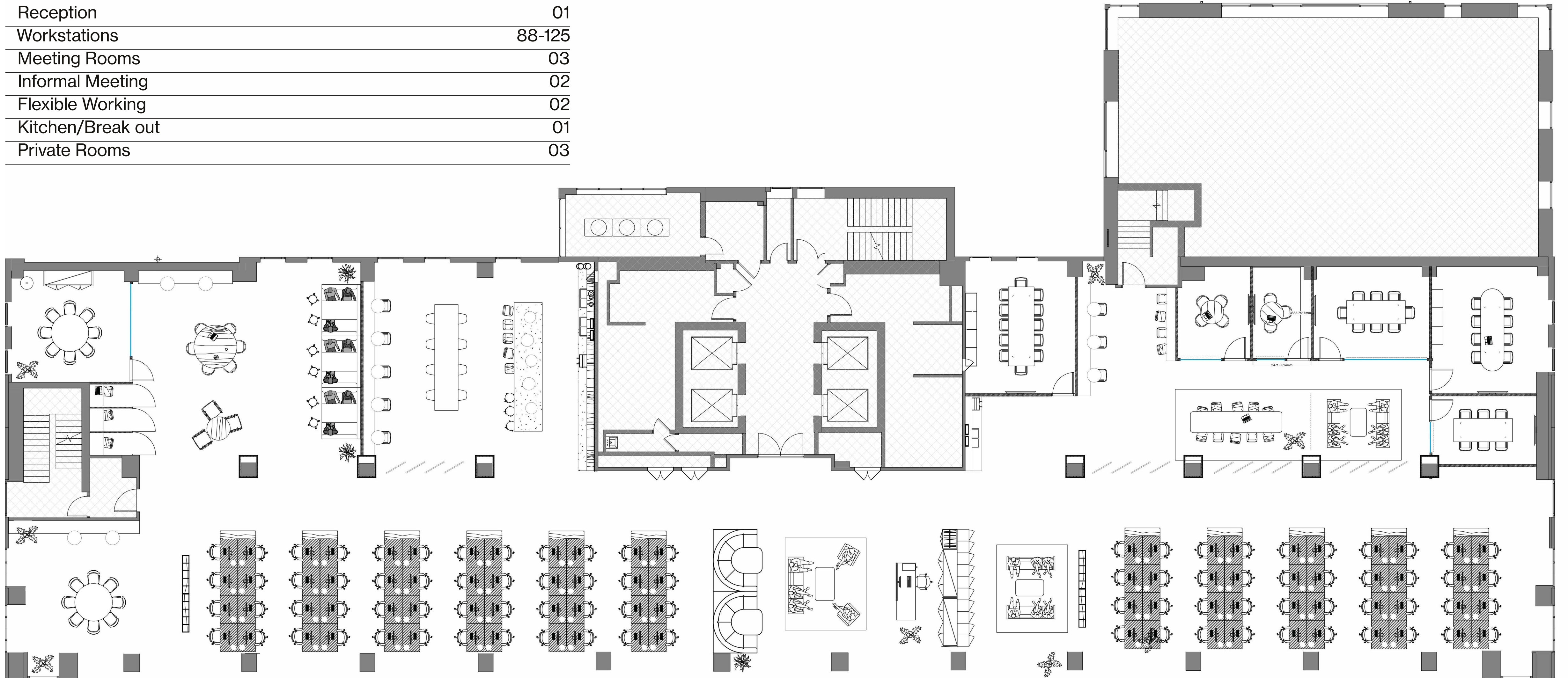
Reception	01
Workstations	40-50
Meeting Rooms	02
Informal Meeting	03
Flexible Working	02
Kitchen/Break out	01
Private Rooms	02



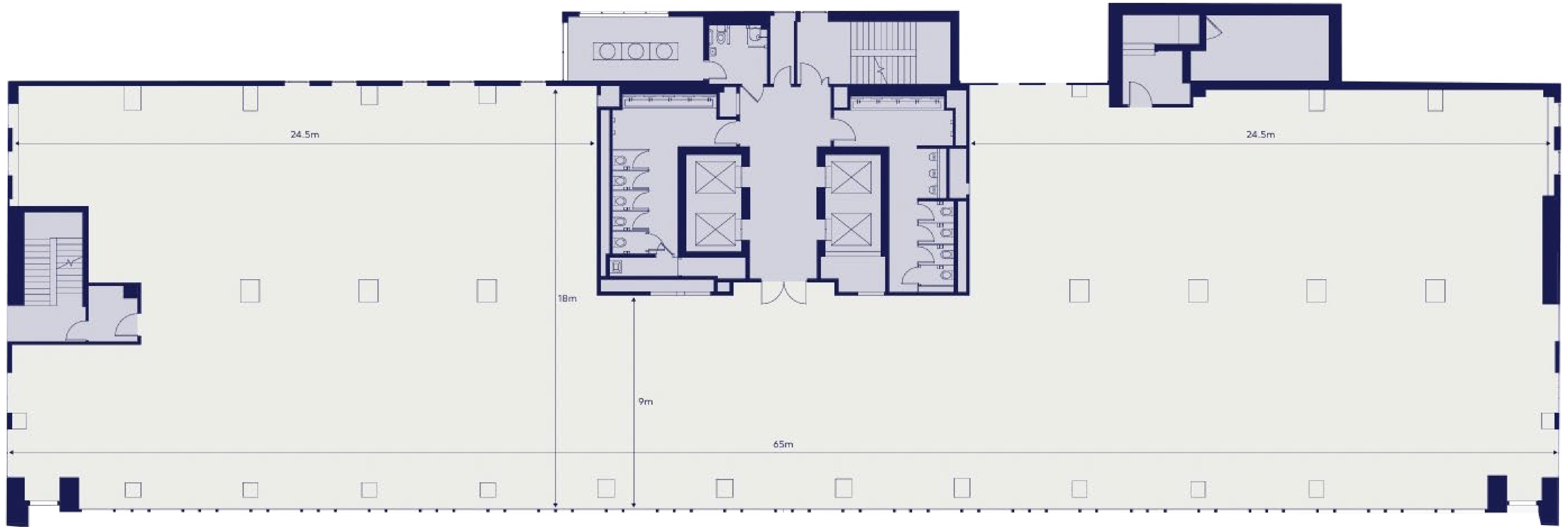
02 2nd Floor Layout

88-125 Workstations

Reception	01
Workstations	88-125
Meeting Rooms	03
Informal Meeting	02
Flexible Working	02
Kitchen/Break out	01
Private Rooms	03



03 Typical CAT A Floor Layout



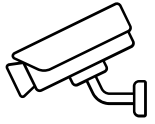
Bespoke your services



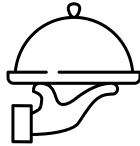
A fully managed workspace offers businesses the very best of office space - amenity rich, fully customisable workspace, on flexible terms. We offer tailored management packages that allows you to curate an environment that supports your company's ambitions, with the freedom to shape your office experience according to your vision and your values.



Some of our upgraded options



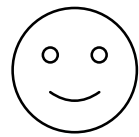
Security & CCTV



Catering



Bespoke events



Staff experiences



Staff Birthday



Concierge services

and more...







FAQs

Leasing Structure Options

A tenant either signs a normal lease or in some cases a shorter licence agreement with the landlord. Adjacent to either the lease or licence is a 'Master Services Agreement' (MSA), which details the extent and provision of the managed services. Alternatively they may sign a 'managed lease' (also known as an 'all-inclusive' or 'co-lease'). This option joins all elements of the lease and services into one document and removes the need for a separate MSA.

Refurbishment Financing

If you would like to remove any upfront capex, you can spread the fit-out costs using our third-party financing partner. The financing costs can be offset by tax savings. At the end of your lease, you will have a dilapidations liability, where you will need to return the space to the condition you took it in, we can also cover this within our management agreement on your behalf.

Stamp Duty

Depending on the lease structure agreed you may be required to pay stamp duty. This is a tax applied to standard commercial leases. License agreements are exempt from this. This is due on completion of the lease and your solicitor will take responsibility for collecting this from you.

Payment Structure

This is dependent on your leasing structure. In the case of a 'managed lease', a tenant will make one single payment quarterly in advance that will cover all of their financial obligations associated with their tenancy. If an MSA is needed because of the leasing structure opted for, then a tenant will simply make two quarterly payments in advance to cover these same financial obligations – one to the landlord and one to Made.

Building Service Charge

This is different to the management services offered by Made. The building's Service Charge covers the costs for running the common parts of the building and any amenities outside of your demise. This is reviewed annually and subject to change. Any matters relating to this must be disclosed directly to your landlord. Made aims to support occupiers where possible.

Legal & Professional Costs

Depending on the lease structure agreed you may need to factor in a capex cost for covering legal fees and the fees of your acquiring agent. With a short-form lease these costs are likely to be minimal. If you require support or recommendations on legal professionals, we have a team of preferred suppliers that we can refer.

Deposit

It is likely that there will be a deposit payable to the landlord under the lease agreement. Additionally, Made charges a 2 month services-only deposit which we take on completion of the lease and return to you upon expiry.

Business Rates

Business Rates are a tax payable to the local authority related to the valuation of your building. Should you wish to include this within our management services agreement, then we can arrange to pay these on your behalf. These are reviewed every 5-7 years and we will endeavor to keep you informed of any upcoming rates reviews.

Utilities & Other Services

Costs shown are an estimate and are recharged based on usage. We will always notify you when usage has exceeded standard allowances. We will also have a preliminary 'over-spend' allowance agreed with you that will enable us to respond to emergency maintenance services not typically expected to occur during an occupancy.

210 PENTONVILLE

Leased by

BLUEBOOK

Joe Fuller
07803 937 733

Chris Watkin
07730 066 523

Tor Cuming
07714 089 823

Isobel Ewart-Fearn
07714 491 025



GERALDEVE
A NEWMARK COMPANY

Rhodri Phillips
07768 615 296

James Lunn
07825 006 692

Amy Bryant
07551 172 931

Managed by



Hugo Morrissey
hugo.morrissey@made-re.com
07894229796