

Now available Fully Fitted, Bespoke Fit Out or Cat A on conventional or fully managed leases



# 210 PENTONVILLE

KING'S CROSS

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Nominated for

**AJ** RETROFIT  
AWARDS <sup>20</sup>/<sub>23</sub>



# SUMMARY SPECIFICATION



New contemporary style reception



Full access metal tile raised floors with 100-150mm void



New WCs and refurbished lobbies



Occupancy density 1:8 sq m



4 x refurbished passenger lifts



32 x dedicated cycle spaces, lockers & drying room



New VRV air conditioning



8 x new showers



Fresh air provision 1:6 sq m



Floor to ceiling windows



EPC A



Photovoltaic louvres contributing to hot water supply



Typical finished ceiling height 2.8m (3.1m on Ground Floor)



Car parking with EV charging available



Motion sensor LED lighting



## A LANDMARK OFFICE

- 210 Pentonville Road is a landmark office building in central King's Cross, offering comprehensively refurbished Grade A offices
- Prime King's Cross location, within 3 minutes' walk of King's Cross and St Pancras Stations
- Typical office floorplates of 10,700 sq ft each, offering floor-to-ceiling windows and excellent ceiling heights throughout
- Remodelled contemporary reception, new WCs, and all new dedicated commuter facilities
- EPC A rated



# PRIME LOCATION

Transformed into one of London's most sought after locations, King's Cross offers unrivalled travel links and amenities.



# LOCATION

## FOOD & DRINK

1. The Lighterman
2. The Gas Station
3. Barrafina
4. Dishoom
5. Caravan
6. Hoppers
7. Vinoteca
8. Rotunda Bar & Restaurant
9. Granger & Co
10. Granary Square Brasserie
11. German Gymnasium Grand Cafe
12. Plum + Spilt Milk
13. Camino King's Cross
14. Bar Pepito
15. Franco Manca
16. Ekachai
17. Five Guys
18. Big Chill
19. Honest Burgers
20. Pizza Union
21. The Scottish Stores
22. Frederick's (Islington)
23. Mangia Bene (Islington)

## RETAIL

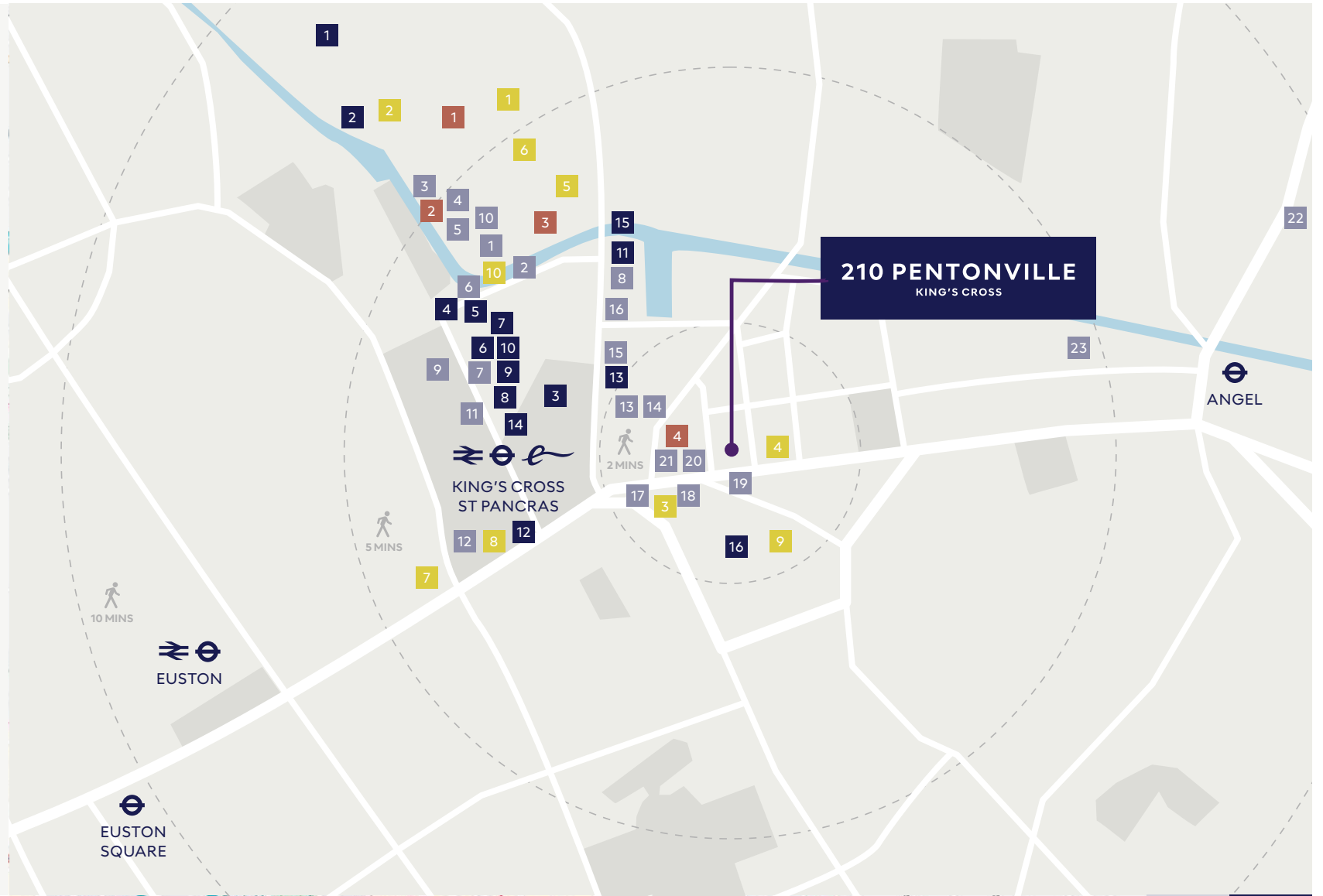
1. Lina Stores
2. Coal Drops Yard
3. Waitrose
4. Sainsburys Local

## LEISURE

1. Everyman Kings Cross
2. Everyman on the Corner
3. Scala
4. Anytime Fitness
5. Frame Kings Cross
6. The Fore
7. The British Library
8. St Pancras Hotel
9. Gagosian Gallery
10. Granary Square

## OCCUPIERS

1. Meta
2. Sony Music Entertainment
3. Google
4. Universal Music
5. Havas
6. Nike
7. AstraZeneca
8. The Office Group
9. PRS for Music
10. Autotrader
11. The Guardian
12. Eurostar
13. Cinch
14. Luis Vuitton
15. Rolls Royce
16. Balderton Capital



# UNRIVALLED CONNECTIONS



KING'S CROSS

3 MINUTE WALK

Cambridge  
48 min

Peterborough  
45 min

Leeds  
2hr 19 min

Newcastle  
2hr 39 min

Edinburgh  
4hr 20 min

UNDERGROUND

- Circle
- Hammersmith & City
- Metropolitan
- Northern
- Piccadilly
- Victoria



ST PANCRAS

4 MINUTE WALK

Paris  
2hr 16 min



EUSTON

10 MINUTE WALK

Birmingham  
1hr 22 min

Manchester  
2hr 7 min

UNDERGROUND

- Northern
- Victoria



**210 PENTONVILLE**  
KING'S CROSS



ANGEL

KING'S CROSS  
ST PANCRAS

2 MINS

5 MINS

10 MINS

EUSTON

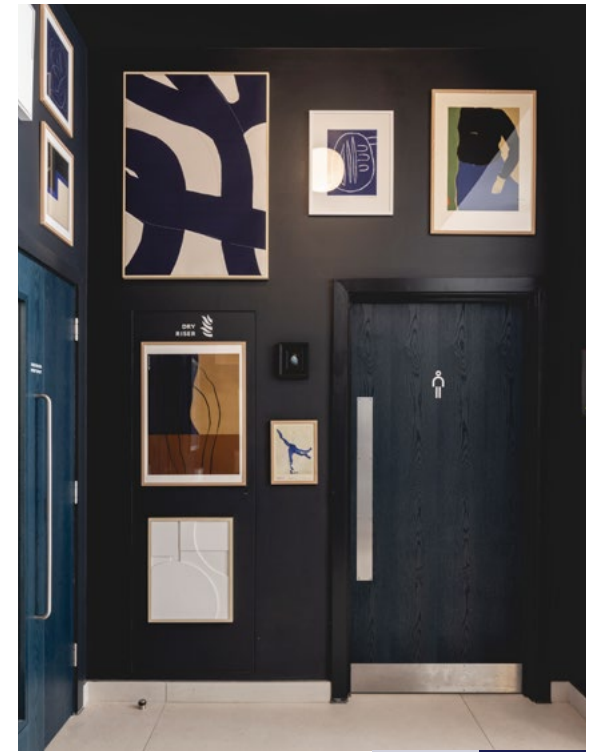
EUSTON  
SQUARE











## SCHEDULE OF AREAS

Level	Area (sq m)	Area (sq ft)
5	998	10,738
4	1,000	10,765
3	995	10,714
2 (Fully fitted)	995	10,708
GF (Fully fitted)	398	4,289
<b>Total</b>	<b>4,386</b>	<b>47,214</b>

- Cat A
- Fully fitted
- Bespoke fit out

Available on conventional or fully managed lease.



# MANAGED SOLUTION



## DEDICATED ACCOUNT MANAGEMENT

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities and service requirements.



## FULLY FITTED+ FURNISHED

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes and keys are included and your name can be displayed on the reception signboard.



## ENTERPRISE BANDWIDTH & IT SUPPORT

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephone services available on request.



## INTERIOR DESIGN+ SPACE PLANNING

Every occupier receives a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



## INCLUSIVE OF ALL PROPERTY COSTS

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



## FULL FACILITIES MANAGEMENT

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



## CUSTOMER-FOCUSED OCCUPATION

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



## ADDITIONAL SERVICES

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.





# SECOND FLOOR

Fully Fitted





# SECOND FLOOR

Fully Fitted





# SECOND FLOOR

Fully Fitted







## SECOND FLOOR

Fully Fitted





# GROUND FLOOR

Fully Fitted



CGI-INDICATIVE ONLY

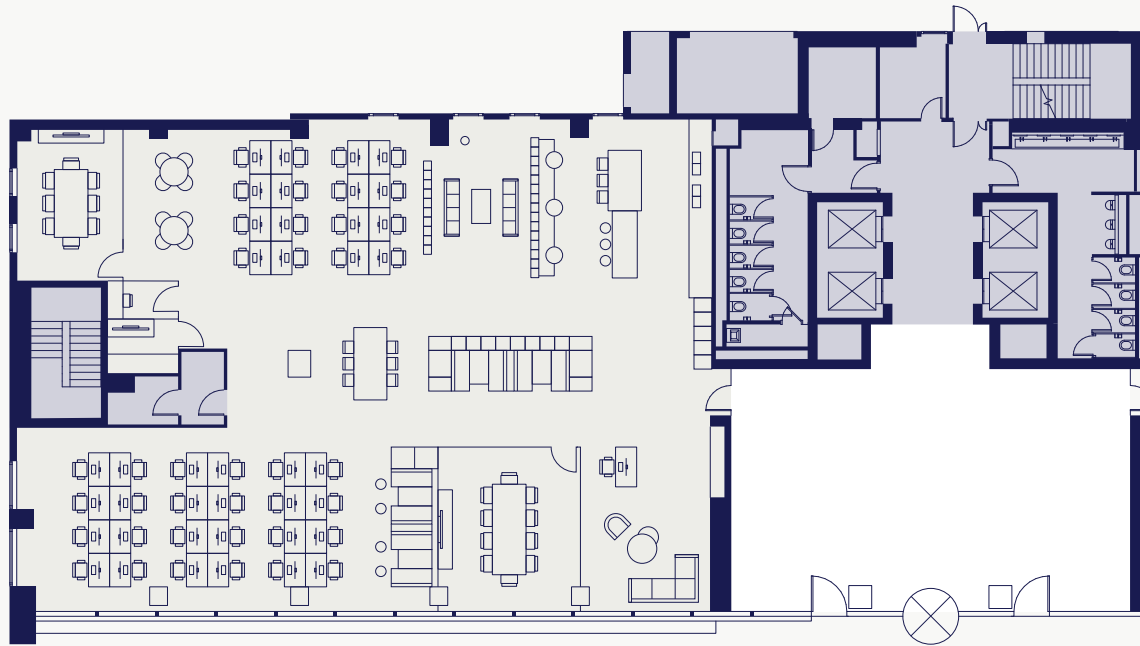


## GROUND FLOOR

Fully Fitted



# GROUND FLOOR SPACE PLAN



PENTONVILLE ROAD

Occupational density	1:9 sq m	Flexible working	2
Workstations	40	Kitchen/break out	1
Meeting rooms	2	Private rooms	2
Informal meeting	3	Reception	1

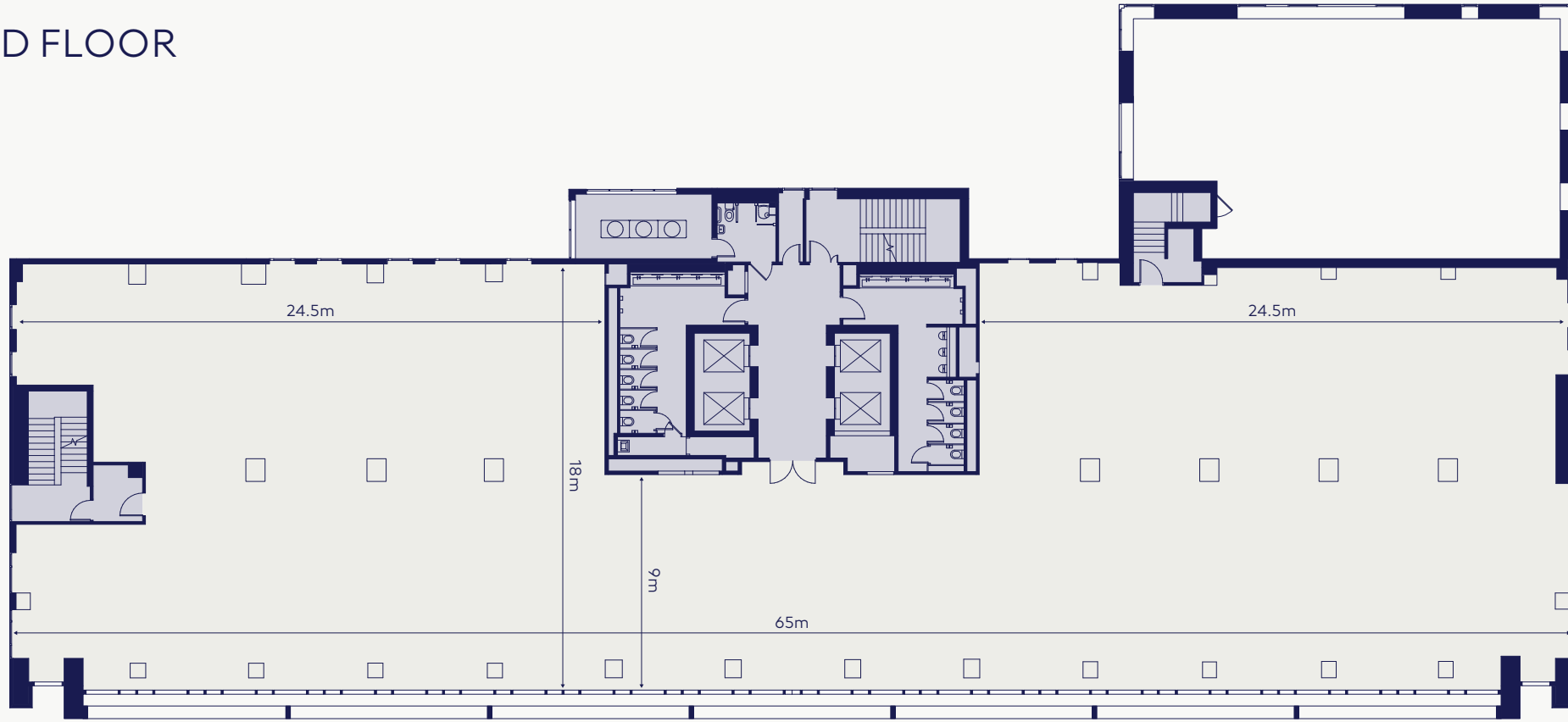




CAT A TYPICAL FLOOR



# SECOND FLOOR



PENTONVILLE ROAD



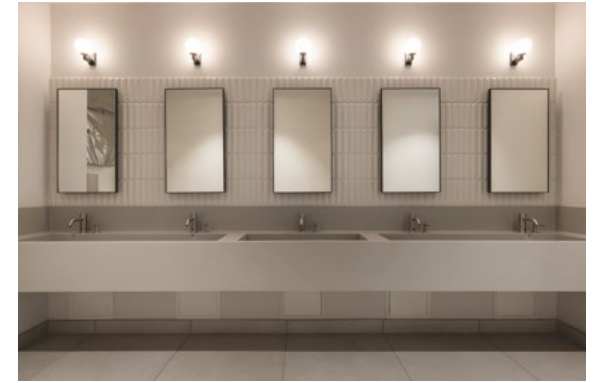
# SECOND FLOOR SPACE PLAN



PENTONVILLE ROAD

Occupational density	1:8 sq m	Flexible working	6
Workstations	88	Kitchen/break out	2
Meeting rooms	7	Private rooms	3
Informal meeting	2	Reception	1







# TECHNICAL SPECIFICATIONS

## 1.0 MECHANICAL SERVICES

The M&E services installed have been assessed on the following basis to obtain the conditions specified.

### 1.1 EXTERNAL CONDITIONS

- Winter -4°C/saturated
- Summer 30°C db/19°Cwb

External heat rejection plant (VRF condensers) to be selected against 32°C ambient Conditions to allow for plant enclosure effects.

### 1.2 INTERNAL CONDITIONS OFFICES

- Winter 20°C + 2°C
- Summer 22°C + 2°C under peak conditions
- Circulation Areas 18°C (heated only)
- Toilet Areas 18°C (heated only)

### 1.3 OCCUPANCY

The occupancy density for calculations of thermal loads shall be based upon one person per 8m<sup>2</sup>. Heat output per person shall be assumed as being 90 Watts (sensible) and 50 Watts (latent) during summer peak. Occupancy for public health and lift provisions shall be based on one person per 8m<sup>2</sup>.

### 1.4 INFILTRATION

Allowances for heat gains and losses due to natural air infiltration shall be based on the Following air change rate:

- Summer 0.25 air changes per hour
- Winter 0.5 air change per hour

The infiltration rate will need to be reviewed against the building air permeability target of 5m<sup>3</sup>/h/m<sup>2</sup> @ 50Pa.

## 1.5 NOISE CRITERION

The mechanical services shall be designed, and equipment selected to achieve a noise rating not exceeding the following:

- General Open Plan Office NR 38
- Toilet NR 45
- Lift Lobbies/Corridors NR 40

## 1.6 LIGHTING HEAT GAIN

The design of the air-conditioning system shall allow for a heat gain, due to artificial lighting of 8 W/m<sup>2</sup>.

## 1.7 SMALL POWER GAIN

The design of the air-conditioning system shall allow for heat gain, due to small office equipment of 25W/m<sup>2</sup>.

## 1.8 FRESH AIR

Fresh air allowance of 12 l/s per person shall be provided for office areas at 1 person per 6 m<sup>2</sup>.

## 1.9 ENVIRONMENTAL CONTROL

The offices will be comfort cooled by a Variable Refrigerant Volume (VRV) heat recovery system, with fresh air provided by multiple Heat Recovery Ventilation (HRV) Units on each floor.

The heating/cooling and fresh air is control via an addressable control system providing grouped and individual control.

Monitoring of the air quality within each floor will be undertaken by the BMS system.

The Ground Floor Office Reception area are heated/cooled by a dedicated (VRV) heat pump system.

## 1.10 HEATING SYSTEM

Heating to the office floor shall be via the VRV system as described within the environmental control section. The VRV system shall be heat recovery type capable of simultaneous heating or cooling depending on zone requirements.

No gas supply will be provided to the building for use by the offices.

## 1.11 SOIL & WASTEWATER SYSTEM

A fully vented soil system will be provided to remove the effluent from the various sanitary appliances throughout the cores. Dedicated soil and vent pipes with branch connections will be provided in the Cores to serve Tenant's Tea Stations.

## 1.12 POTABLE COLD WATER SUPPLY SYSTEM

The office boosted potable cold water mains supply will be provided and distributed through dedicated landlord's risers to provide water to the toilet core. Valved and capped drinking water connections will be provided within each office floor for future tenants needs.

## 1.13 DOMESTIC HOT WATER SERVICE

Domestic hot water is provided within the WC cores for use within the WCs be Wash hand basins. The tenant shall be provided with the ability to connection a cold water service to their demise only. Tenant hot water generation shall be by the tenant.

## 2.0 BUILDING MANAGEMENT SYSTEM

A BMS controls system will be provided to give fully automatic control of the HVAC Systems.

## 3.0 ELECTRICAL SERVICES

The electrical installation shall be designed to the following criteria:

### 3.1 GENERAL LIGHTING

Lighting is designed in accordance with the CIBSE code for interior lighting to BS EN 12464-1-2011 office lighting. All lighting is LED providing energy efficiency and longevity. Addressable Lighting controls will include daylight management (dimming) to the offices and occupancy control to all spaces. Lighting shall be direct/indirect with hard wired lighting control modules.

### 3.2 LIGHTING

Office Lighting: 300 – 500 lux  
Core / WC Lighting: 150 – 200 lux

### 3.3 POWER

Small Power Tenants 25 W/m<sup>2</sup>  
Lighting Tenants 8 W/m<sup>2</sup>  
Emergency Lighting 1 lux along defined escape routes in accordance with BS EN 1838 (BS 5266).

### 3.4 FIRE ALARMS

An analogue addressable Type L2 system protection of all escape routes from the building. Protection of life in accordance with BS 5839 part 1, with single stage evacuation.

### 3.5 LIFE SAFETY SYSTEMS

All life safety systems will be provided with an emergency generator supply via a change-over arrangement directly adjacent to the points of supply.

The life safety system will comprise of:

- Fire-fighting Lift
- Life Safety Sprinkler System

## 4.0 ENERGY

The following details have been incorporated into the design to provide:

- An air permeability rate of 5m<sup>3</sup>/h/m<sup>2</sup> at 50 Pa
- Energy efficient lighting and heating and controls
- Appropriate energy metering and monitoring
- Highly efficient Air Source Heat Pumps, to provide heating and cooling. With a high COP and Seasonal efficiency rating

These factors combine to provide the building with an 'A' EPC rating.



# OUR TEAM

## DEVELOPER

Global Holdings  
Management Group

[www.globalholdings-mgmt.com](http://www.globalholdings-mgmt.com)

## MEP CONSULTANT

TPS

[www.taylorprojectservices.com](http://www.taylorprojectservices.com)

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## STRUCTURAL ENGINEER

HDR

[www.hdrinc.com](http://www.hdrinc.com)

## ARCHITECT

HUT

[www.hutarchitecture.com](http://www.hutarchitecture.com)

## QUANTITY SURVEYOR

Gardiner & Theobald

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