

TO LET

Fully fitted D2 Yoga Hot Yoga Studio in Kings Cross/ Angel, Islington

Location

+ LOWER GROUND FLOOR | 122 PENTONVILLE ROAD | ISLINGTON | N1 9TT

The subject property is situated on the corner of Pentonville Road and Cynthia Street, between Angel Islington and Kings Cross.

The property benefits from excellent connectivity and transportation links via road, bus routes and train stations. Angel Islington Station is situated 0.4 miles to the East and Kings Cross St Pancras is just 0.5 miles to the west.

Summary

- + D2 Gym/Yoga Studio space
- + Circa 3,500 sq ft GIA
- + Within walking distance of Kings Cross station and Upper Street
- + Arranged as Yoga & Hot Yoga studios
- + Male and Female changing rooms with showers



Location

- + The property is location in Pentonville, adjacent to Barnsbury and is a 5–7 minute walk from Angel tube station and 10–12 minute walk from Kings Cross St Pancras.
- + Kings Cross also provides direct connections to ten other European cities.
- + Major occupiers include: Google, Facebook, Universal Music Group, Havas, Louis Vuitton and University of the Arts London.
- + It is estimated 176 million passengers pass through Kings Cross and St Pancras Stations annually.

Description

The property comprises a lower ground floor Yoga and separate Hot Yoga studio, benefitting from a self contained ground floor entrance, with lightwells providing some natural light from the pavement above. There is fresh air fully controlled heating, humidity and ventilation system, plus separate extraction and immersion heating.

Ladies' changing room provides 6 showers, 2 toilets, 60 lockers, 4 benches and hairdryers. The men's changing room provides 4 showers, 1 toilet, 20 lockers and benches. Full inventory available upon request.

Size: 3,567 sq ft on a Gross Internal Area basis.

Local Commercial Occupiers

- + Local office occupiers situated on Pentonville Road include: Houzz, Deliveroo and Europcar.
- + Local gyms include Anytime Fitness and Virgin Active.
- + There are numerous hotels within a short walking distance including: DoubleTree by Hilton, Premier Inn and Travelodge.
- + A short distance away is Upper Street providing an array of cafés, bars, restaurants and local retailing amenities.



Further information

USER

D2 Leisure Use.

LEASE

The property is available by way of a brand new lease direct from the Landlord on terms to be agreed.

RENT

Offers in the region of £60,000 per annum exclusive of service charge, business rates and all other outgoings.

PREMIUM

Seeking nominal premium offers for the fully D2 fitted yoga studio on a new lease basis.

RATES

From 1 April 2020, the Government has given 100% relief to high street businesses for a period of 12 months.

+ Interested parties are however advised to make their own enquiries with the local authority London Borough of Islington.

SERVICE CHARGE

TBC.

INSURANCE

TBC.

For further details, please contact our retained leisure agent:

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MAY COMPANY
RETAIL & LEISURE SPECIALISTS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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