



CGI of consented scheme

# 158-160 PENTONVILLE ROAD

**King's Cross, London, N1 9JL**

North London Consented Mixed Use Development Opportunity





## EXECUTIVE SUMMARY

- A consented mixed use development opportunity located in the heart of King's Cross, North London
- A 0.04 hectare (0.10 acre) site which consists of a vacant single-storey building with an F1 Use Class
- Situated approximately 0.6 km (0.4 miles) east of King's Cross Station, providing access to six London Underground lines, National, and International Rail services
- Planning consent granted (Ref: P2022/0547/FUL) to demolish the existing building and construct a new development to provide a mixed-use development of office workspace with residential accommodation above
- The scheme comprises:
  - Flexible office workspace (Class E (g) (i)) – 487 sq m (5,242 sq ft) GIA
  - 9 private residential units – 590 sq m (6,351 sq ft) NSA
- For sale freehold with vacant possession



CGI of consented scheme



## SITE AND LOCATION

The site is approximately 0.04 hectares (0.10 acres) and comprises a single storey building which was previously used as a training academy. The site fronts Pentonville Road and is bound to the west by commercial buildings and to the east and north by residential dwellings.

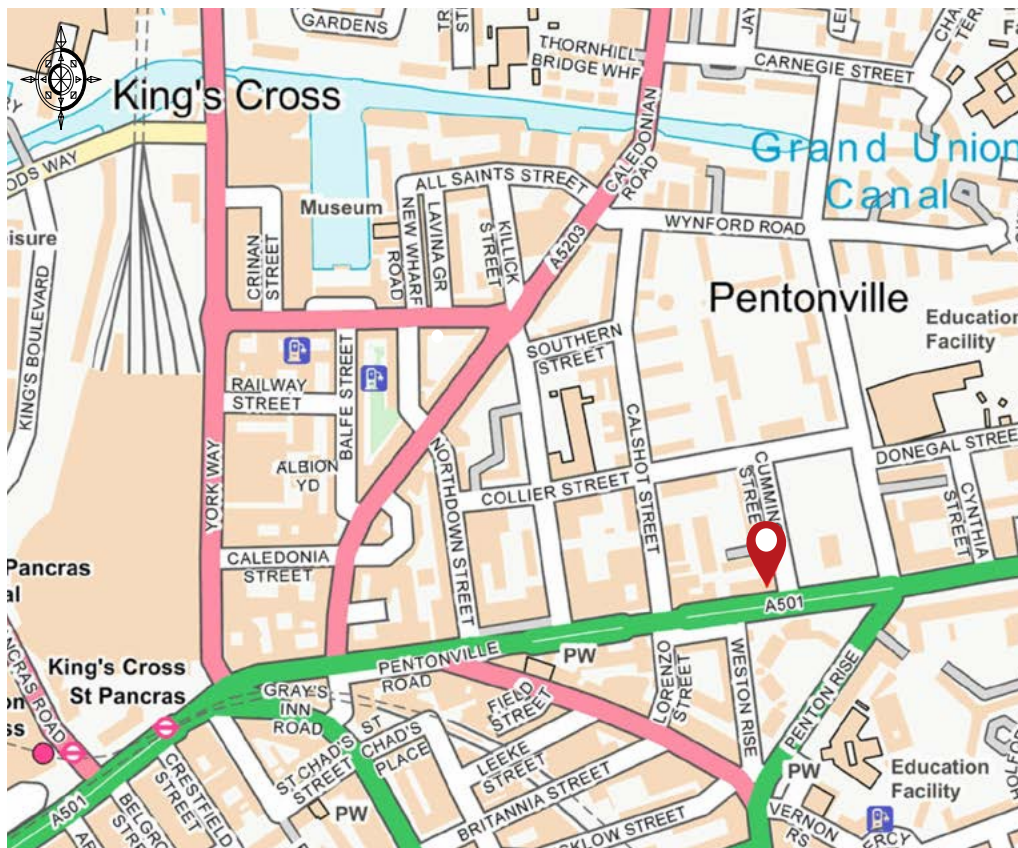
The site is situated within King's Cross and is bounded by Angel to the east and Euston to the west.

King's Cross is a popular commercial and residential area known for its broad and diverse neighborhood. The transformation of King's Cross over the last decade has paved the way for a new destination in London that is internationally recognised as one of the UK's exemplar mixed-use redevelopments. The site is situated within the Central Activities Zone (CAZ), one of the world's most attractive and competitive business locations.

The site benefits from a wide range of amenities situated on Pentonville Road and Pancras Road including supermarkets, cafés, restaurants, banks, museums, and leisure facilities. Some popular restaurants and cafés include, The Clove Club, Bar + Block and Fortnum & Mason.

The site is located close to a prime London transport hub, situated approximately 0.6 km (0.4 miles) east of King's Cross

Station. The station provides access to the, Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria London underground lines. King's Cross St. Pancras also serves two national mainline rail stations and an international high-speed rail. The site also benefits from multiple road connections via the A501.



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PLANNING

The site is situated within the jurisdiction of the London Borough of Islington. There are no statutory or locally listed buildings on or near the site and it is not located within a Conservation Area.

The site benefits from planning permission (Ref: P2022/0547/FUL) for the following development:

*“Demolition of the existing building and erection of a part 4, part 5 storey building, with single basement level, comprising 487 sqm of office use (Class E(g)(i)) at the ground and basement levels and 9 residential units on the upper levels”.*

Accommodation Schedule

COMMERCIAL

FLOOR	GIA (SQ M)	GIA (SQ FT)
Basement	270	2,906
Ground	217	2,336
Total	487	5,242

RESIDENTIAL

FLOOR	UNIT	BEDS	NSA (SQ M)	NSA (SQ FT)
First	1	1	53	570
	2	1	54	581
	3	2	73	786
Second	4	1	53	570
	5	1	54	581
	6	2	73	786
Third	7	3	46	495
	8	3	39	420
	9	2	67	721
Fourth	7	-	38	409
	8	-	40	431
Total			590	6,351

Total Gross Internal Area – 1,278 sqm (13,756)

CIL

The Mayoral and Borough CIL contributions are set out below and the CIL liability notice can be found in the dataroom.

MAYORAL CIL	BOROUGH CIL
£123,757.47	£307,787.89
Total	£431,545.36

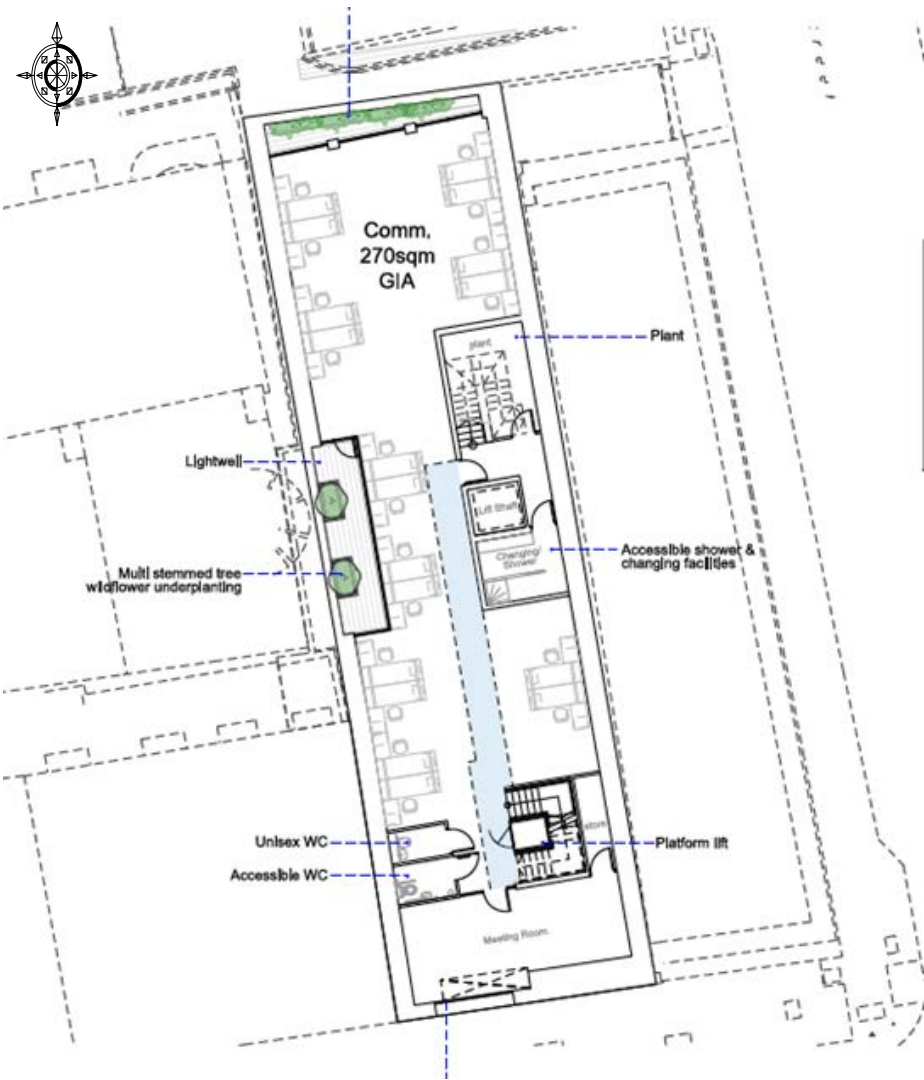
Section 106

The proposed development is subject to the following financial obligations as outlined in the S. 106 agreement:

FINANCIAL CONTRIBUTION	SUM
Affordable Housing	£450,000
Construction Management Plan	£2,800
Carbon Offset	£9,000
Accessible Transport Contribution	£2,000
Total	£463,800

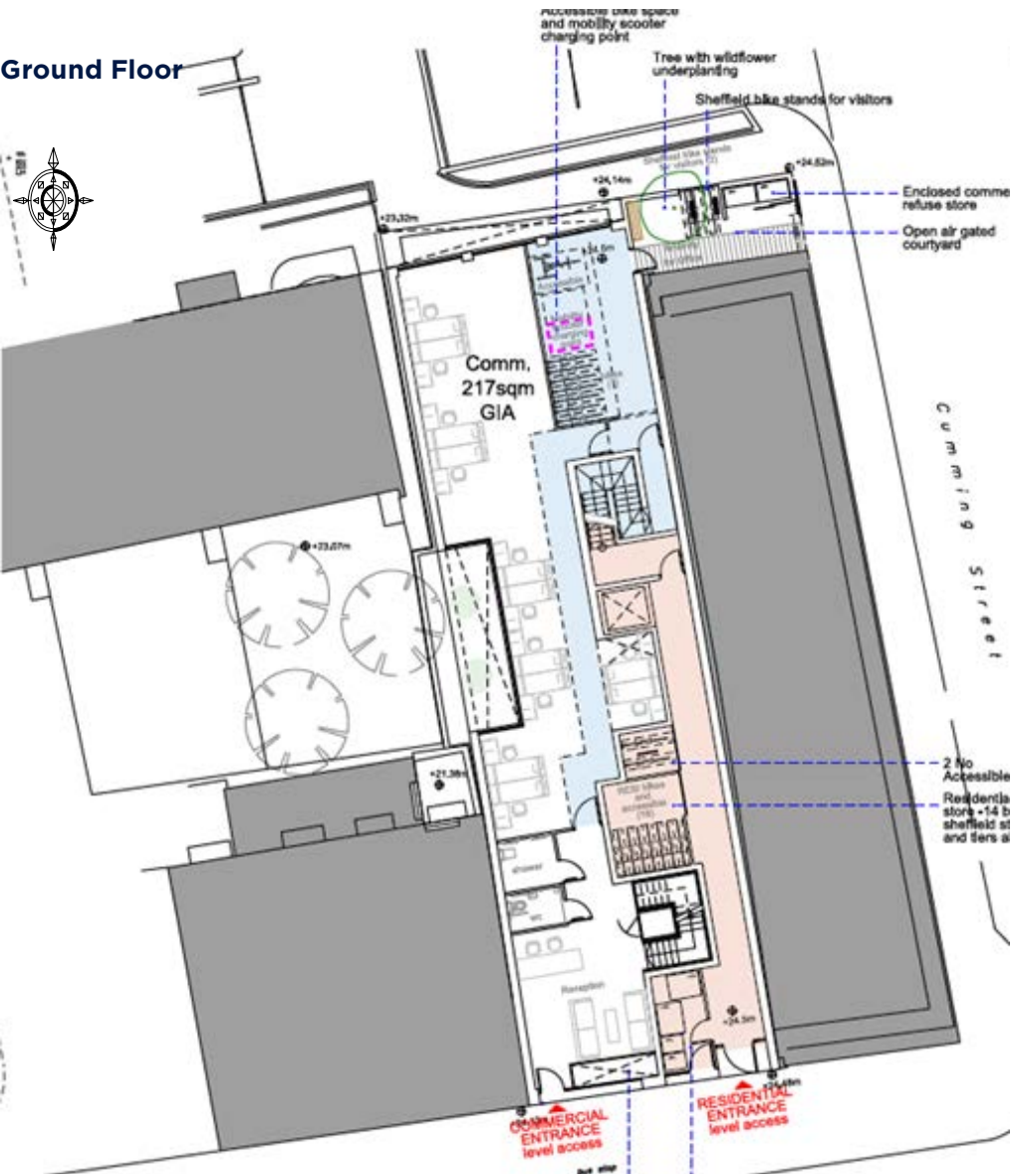
CONSENTED FLOOR PLANS

Basement Floor



Not to Scale

Ground Floor



Not to Scale



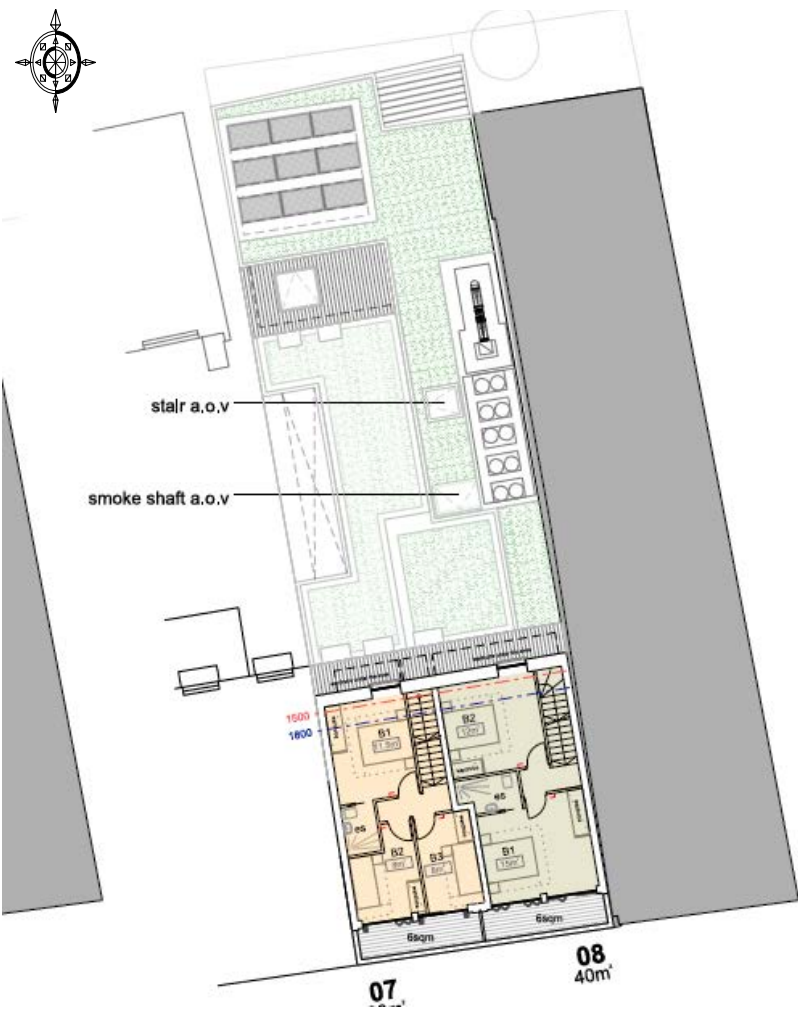
CONSENTED FLOOR PLANS

First and Second Floors



Not to Scale

Third Floor



Not to Scale

CONSENTED FLOOR PLANS

Fourth Floor





Photo of the existing building fronting Pentonville Road



Photo of the existing building fronting Pentonville Road

## TITLE & TENURE

The site is for sale freehold with vacant possession.

## METHOD OF SALE

The site will be sold by the way of informal tender (unless sold prior).

The vendor will consider offers which include the handback of the commercial floorspace.

## VAT

We understand that the property is elected for VAT

## EPC

The EPC rating of the property is F. Further information is available on the dataroom.

## IDENTITY CHECKS/ AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers.

Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## VIEWINGS

Please contact the sole selling agents, should you wish to make an appointment. Viewings are strictly by appointment only and prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

## FURTHER INFORMATION

Further information including planning, technical and legal documentation is available on the online dataroom at:

<https://sites.savills.com/PentonvilleRoad/>

## CONTACT

For further information please contact:

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