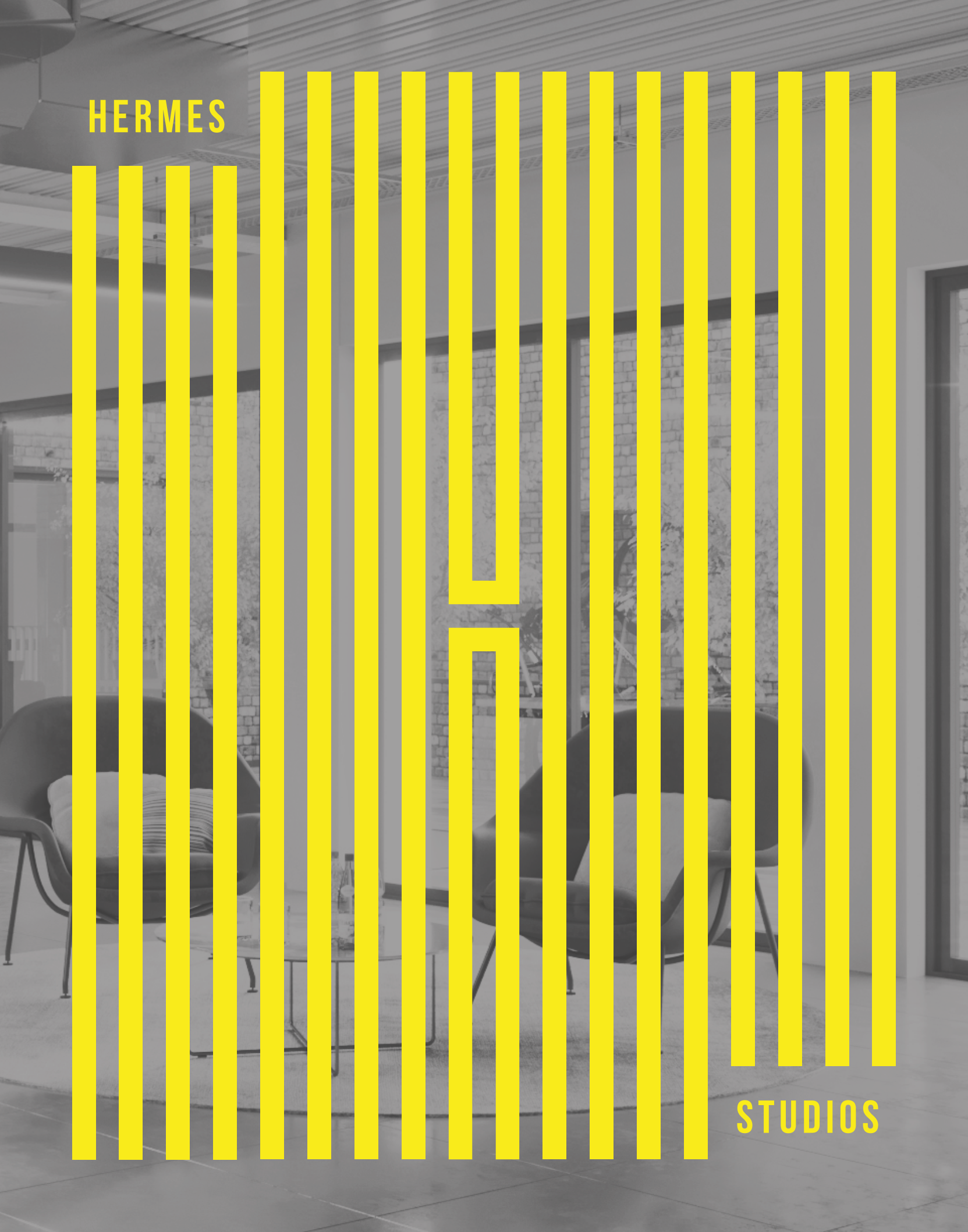


HERMES

STUDIOS



**HERMES
STUDIOS**

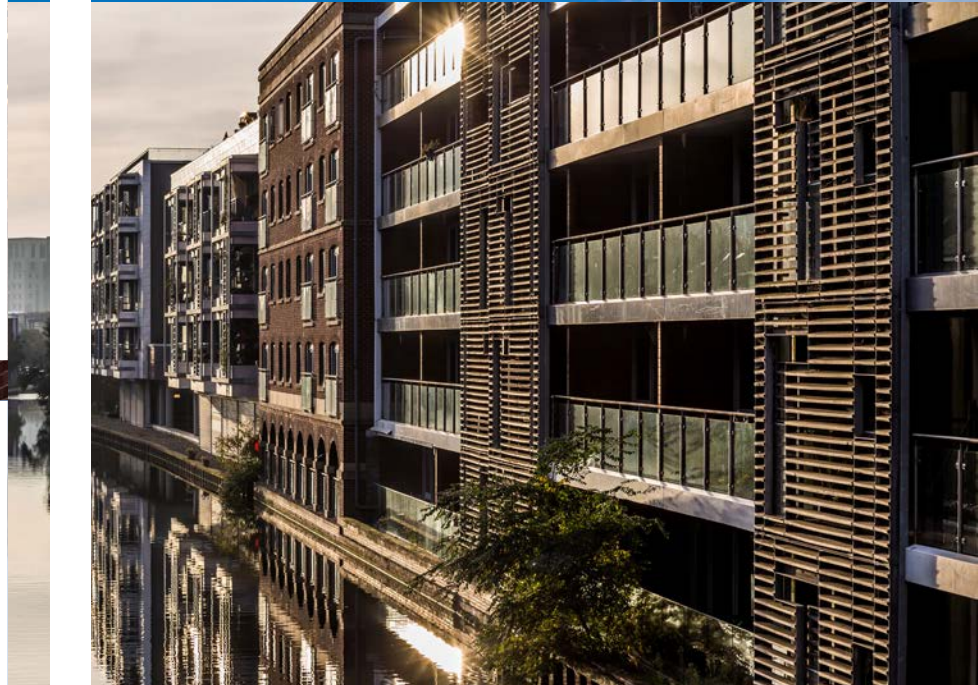


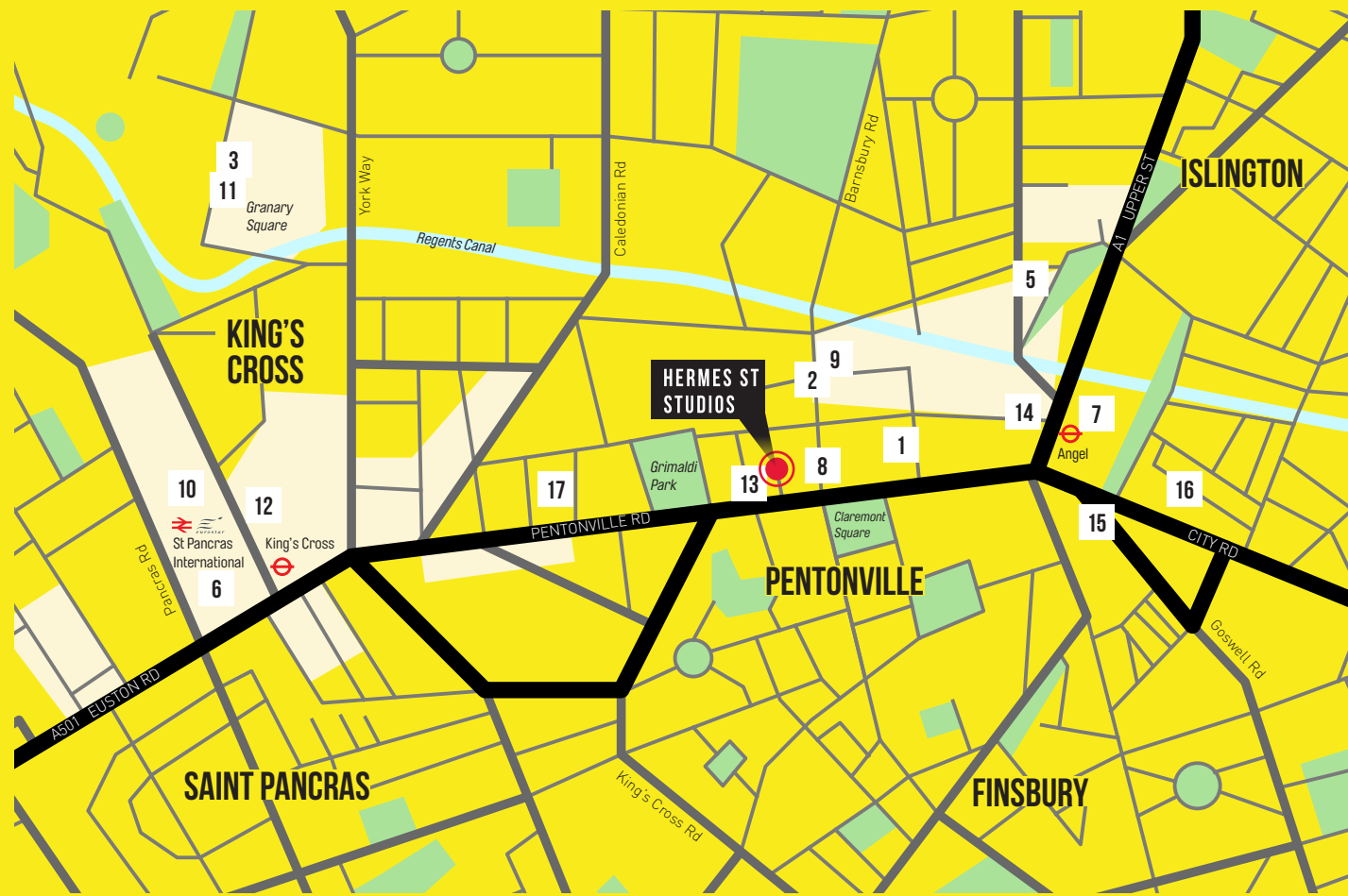
HERMES STREET:

IN THE HEART OF IT ALL

Eclectic and diverse, Pentonville is thriving from abundant urban renewal taking place all around.

Sitting on a stretch of London spanning King's Cross and Angel, Hermes Street's quiet suburban setting belies its superb connectivity and close proximity to a wide range of eating, drinking and fitness options. A mere 10 minutes walk west sits the recently redeveloped Kings Cross, one of London's most comprehensive and exciting development schemes spanning some 67 acres and offering a bustling selection of shops, offices, galleries, bars, restaurants, schools, and even a university. To the east lies Angel, an exciting urban village with no shortage of designer boutiques, artisan eateries, vintage shops and buzzing nightlife





EAT

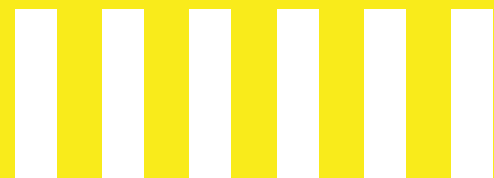
- Marco Pierre White Steakhouse**
60 Pentonville Road,
London N1 9LA
- Basilico Pizza**
26 Penton St, Islington,
London N1 9PS
- Dishoom**
5 Stable St, Kings Cross,
London N1C 4AB
- Mildred's**
200 Pentonville Rd, Kings Cross,
London N1 9JP, UK
- Itsu**
N1 Centre, 21 Parkfield St,
London N1 0PS, UK
- Carluccio's**
St Pancras International,
Pancras Rd, Kings Cross,
London N1C 4QL

DRINK

- Brewhouse & Kitchen**
Torrens St, Clerkenwell,
London EC1V 1NQ
- The Lexington**
96-98 Pentonville Rd,
London N1 9JB
- The Craft Beer Co**
55 White Lion St,
London N1 9PP
- The Booking Office**
Euston Rd,
London NW1 2AR
- Spiritland**
9 - 10 Stable St, Kings Cross,
London N1C 4AB
- GNH Bar**
Kings Cross Station, Great
Northern Hotel, Pancras Rd,
London N1C 4TB

SWEAT

- Yoga Haven**
122 Pentonville Rd,
London N1 9TT
- Pilates HQ**
4th Floor, 17 Islington High St,
London N1 9LQ
- Virgin Active**
333 Goswell Rd, Clerkenwell,
London EC1V 7DG
- Fitness First**
361 City Rd,
London EC1V 1LR



WELL CONNECTED

Travel times from King's Cross & St Pancras International station, a 10 minute walk away.
Angel Underground station is a 1 minute walk away.

	LINES AT STATION	TIME	CYCLE TIME
FARRINGDON	Metropolitan Hammersmith & City Circle CrossRail	3 Minutes	10 minutes
OXFORD CIRCUS	Bakerloo Central Victoria	4 Minutes	11 minutes
VICTORIA	Victoria	8 Minutes	21 minutes
LIVERPOOL ST	Overground Central Metropolitan Hammersmith & City Circle Crossrail	9 Minutes	18 minutes
LONDON BRIDGE	Overground Jubilee Northern	10 Minutes	20 minutes
WATERLOO	Overground Victoria Line Bakerloo line Jubilee Northern Line Waterloo & City	18 minutes	16 minutes
PADDINGTON	Overground Hammersmith & City Circle & District Bakerloo	14 mins	23 minutes

Travel Time to major London airports

- HEATHROW** - 30 mins (Underground & National Rail)
- CITY** - 34 mins (Underground & DLR)
- GATWICK** - 54 mins (Underground & National Rail)



THE PROPERTY

Centrally situated between Angel and King's Cross, Hermes Studios is a bright, modern and flexible office building.

A comprehensively redesigned and impressive new build led by renowned architects Buckley Grey Yeoman the building exhibits conscientious architectural innovation matched with carefully selected fixtures and fittings. Providing 9,310 Sq Ft (865 Sq M) Grade A office accommodation over three floors, Hermes Studios is enhanced by its own, self-contained courtyard.

Drawing upon the charisma of the original building and pairing it with a range of modern design influences, the office space employs a synergy of exposed steelwork, concrete and timber and the shrewd use of natural light to create both contemporary, functional and comfortable office space.



Courtyard



Ground floor office space and courtyard

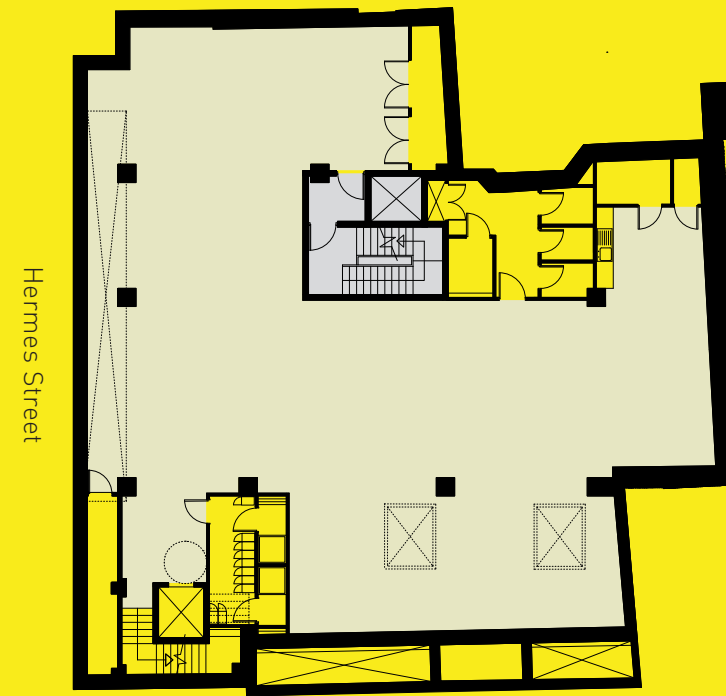


Ground floor office space

FLOOR PLANS



FIRST FLOOR



BASEMENT



GROUND FLOOR

FLOOR	AREA (NIA) SQ FT	AREA (NIA) SQ M
1ST	3,261.46	303
G	2,421.88	255 *
B	3,358.34	312
TOTAL	9,310.78	865

*Excluding reception area.

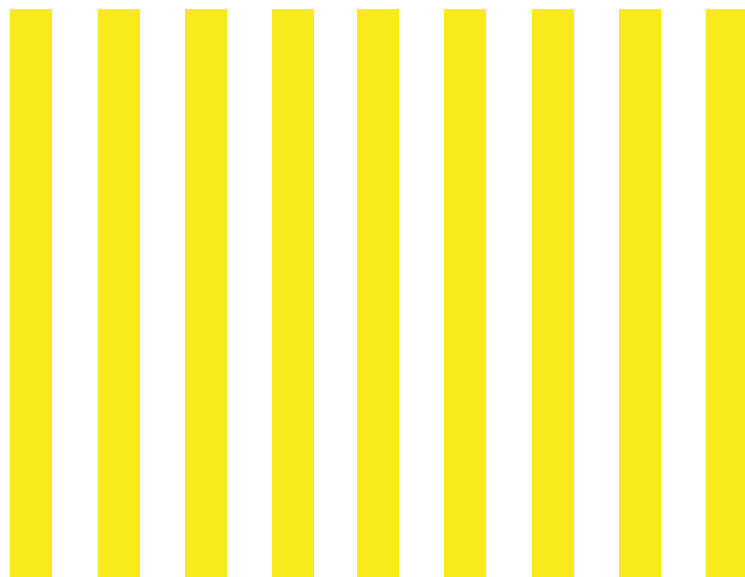
ACCOMMODATION





SPECIFICATION

- New glazed frontage
- Ground level, private courtyard
- Showers, lockers & bicycle storage
- New passenger lift
- LED strip lighting
- New air conditioning throughout and fresh air system
- Ceiling mounted FCU's at basement and ground floor
- Self-contained kitchenettes
- Skylight to basement and ground floor
- Under floor void with grilles for fresh air
- Unisex Superloos



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