

10—4 PENTONVILLE ROAD ANGEL N1

TEN FOUR LDN

AVAILABLE: 1500—17,500 SQFT+



ARRIVA

LTI

ANGEL
Ring Road A501
(A10, A11, A13)
Shoreditch
The City (A1)

BUILDING OVERVIEW

AMENITIES AND FACILITIES

55,000 sqft of Grade A office and co-working space located adjacent to Angel station, and in walking distance to King's Cross and Old Street

Flexible, open-plan floor plate for customisable layouts, within various sizes and configurations available, from 1,500sqft up to 17,000sqft+

Long-and-short-term leases available, including coworking spaces on Ground and Lower Ground floors

Large contingent of common building amenity, including brand new End of Journey facilities and beautifully designed meeting spaces.

On-site cafe and hospitality offering, including a catering option for tenants and/or events

Premium interior design by award-winning workplace specialists, Peldon Rose

Dual-aspect natural light on all floors

High ceilings and modern industrial finishes

24/7 access and building security

Secure bike storage

Surrounded by amenities including bars, restaurants, shops, and gyms

Community-driven environment fostering growth and collaboration

BE A PART

OF SOMETHING EXCEPTIONAL

TEN FOUR LDN has been comprehensively refurbished to deliver a cutting-edge workspace for forward-thinking businesses. With spaces ranging from 1,500 to 17,000 sqft, the building is flexible to cater to businesses of all sizes.

TEN FOUR LDN is more than just an office, it's a destination.

Tenants can expect premium End of Journey facilities, vibrant shared meeting and event spaces, beautifully designed communal areas, generous bike parking, and a brand new café hub to bring people together.

Nestled in the heart of Angel, TEN FOUR LDN is a new standard for working.

PRE-LETTING IS NOW OPEN!

**ENQUIRE TODAY TO SECURE YOUR
PLACE IN OUR COMMUNITY.**

WELCOME



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LG

ZURU

ZURU

ZURU







BALANCED ZONES

FOR WORK

AND WELLBEING

Across all floors, the space has been carefully zoned to meet the evolving needs of modern businesses.

Dedicated **quiet zones** and **acoustic pods** provide sanctuary for focused work or confidential conversations.

Generous **meeting rooms**, equipped with **modern AV** and smart booking systems, are designed for productivity and presence—ideal for everything from board meetings to hybrid team huddles.

Energetic collaborative zones—including **breakout spaces**, project benches, and soft-seating areas—fuel creativity, encourage spontaneous conversation, and support dynamic teamwork.

BARS & RESTAURANTS

- 01 Midnight Jazz & Blues Bar
- 02 The Fish Shop on St John
- 03 Jamie’s Italian
- 04 Hummingbird Bakery
- 05 Busaba Eathai
- 06 Byron
- 07 Euphorium Bakery
- 08 Fig & Olive
- 09 Hamburger Union
- 10 Isarn
- 11 Ladybird Cocktail Lounge
- 12 Le Mercury
- 13 Sea Fish
- 14 Slim Jim’s Liquor Bar
- 15 Med Kitchen
- 16 OQO
- 17 Keston Lodge
- 18 The Harlequin
- 19 Anam Bar
- 20 Chapel Bar & Club
- 21 Banana Tree
- 22 Lakorn Thai
- 23 The Breakfast Club
- 24 The Elk In The Woods
- 25 Frederick’s
- 26 Browns
- 27 Cuba Libre
- 28 Giraffe
- 29 Planet Organic
- 30 Wenlock & Essex
- 31 Ottolenghi
- 32 Old Queen Head
- 33 Pig & Butcher
- 34 69 Colebrooke Row
- 35 Wagamama
- 36 Yo! Sushi
- 37 Bill’s

LOCAL OCCUPIERS

- 01 Expedia
- 02 Sage
- 03 Cancer Research UK
- 04 Squire and Partners Architects
- 05 Wolff Olins
- 06 Elite Models

HOTELS & LEISURE

- 01 Fitness First
- 02 Virgin ActiveGym
- 03 Mall Antiques Arcade
- 04 Screen on the Green
- 05 Hilton London Islington Hotel
- 06 Jurys Inn Islington
- 07 Premier Inn Islington
- 08 Sequin ParkGym
- 09 Esporta Health & Fitness
- 10 Vue Cinema
- 11 Sadler’s WellsTheatre



TENANCY

SPACES

FLOOR	USE		FIT-OUT	AREA SQFT.	
				NO. 10	NO. 4
GROUND	OFFICE		UNFITTED	2928	-
	CAFE	UNDER OFFER	FITTED	-	1389
	CO-WORKING SPACE		FITTED	-	1249
LOWER GROUND	OFFICE		UNFITTED	2185	-
	CO-WORKING SPACE		FITTED	-	2734
LEVEL 1	OFFICE		UNFITTED	3014	3972
LEVEL 2	OFFICE	LET	FITTED	4908	-
	OFFICE		FITTED	-	4198
NO. 10 + NO. 4					
LEVEL 3	OFFICE	LET	FITTED	9107	
LEVEL 4	OFFICE		UNFITTED	9106	
LEVEL 5	OFFICE		UNFITTED	8267	

All listed areas are approximate for the purposes of illustrating the size of the available space, and are subject to adjustment following completion of the construction works.



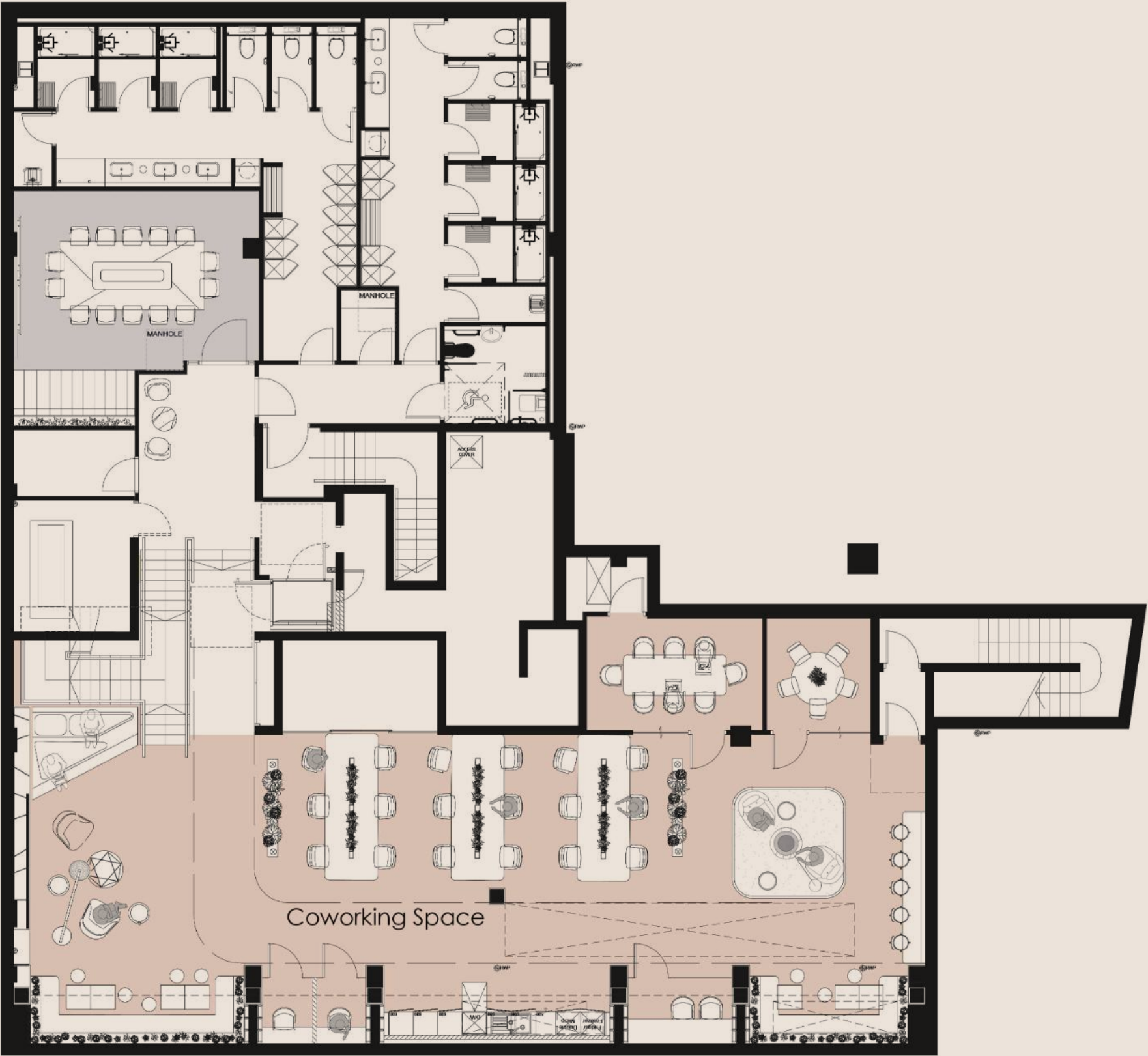
GROUND FLOOR

BUILDING	NO. 10	NO. 4
FIT-OUT	UNFITTED	FITTED
AREA SQFT.	2928	2638









LOWER GROUND

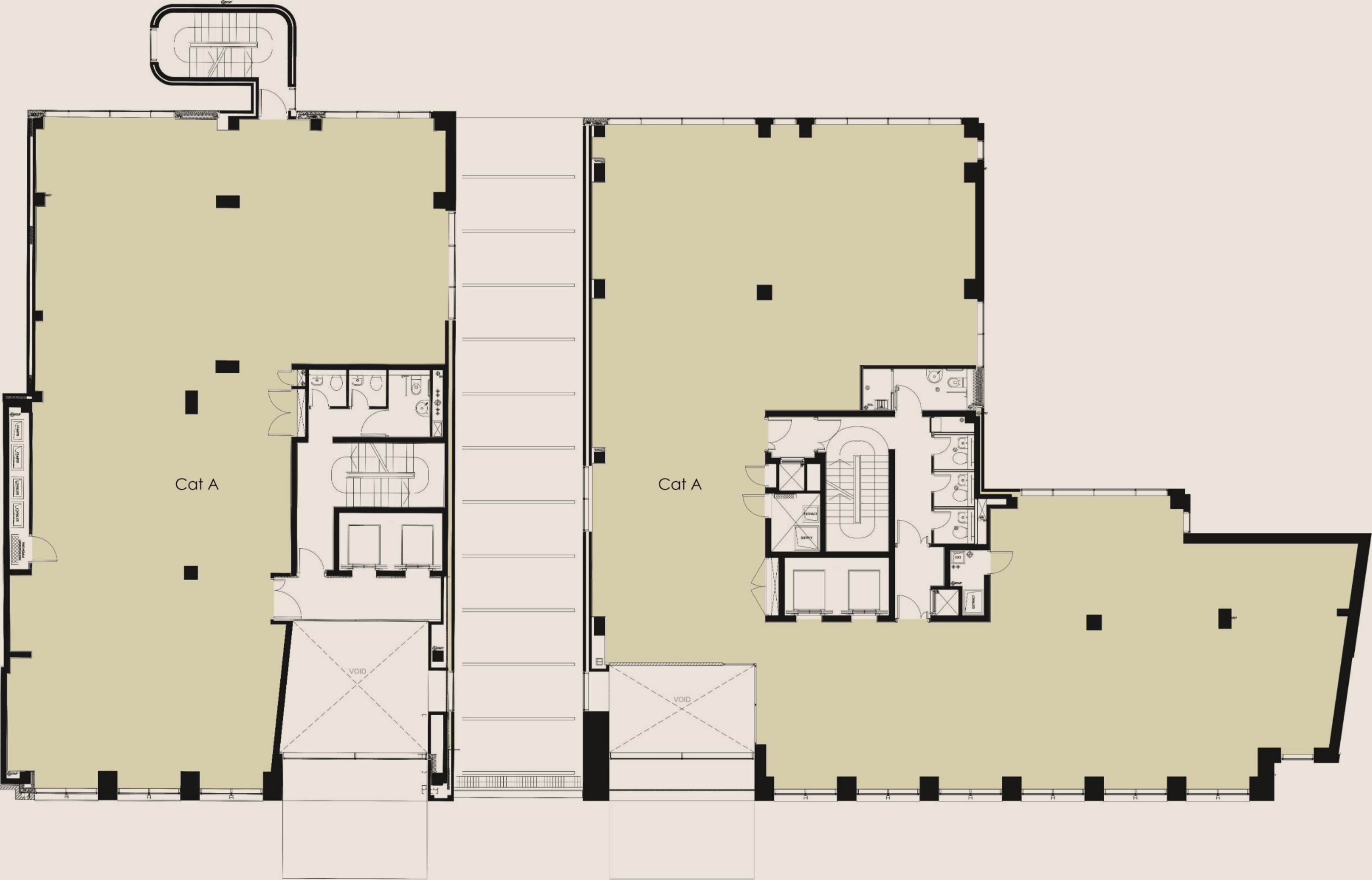
BUILDING	NO. 10	NO. 4
FIT-OUT	UNFITTED	FITTED
AREA SQFT.	2185	2734











FIRST FLOOR

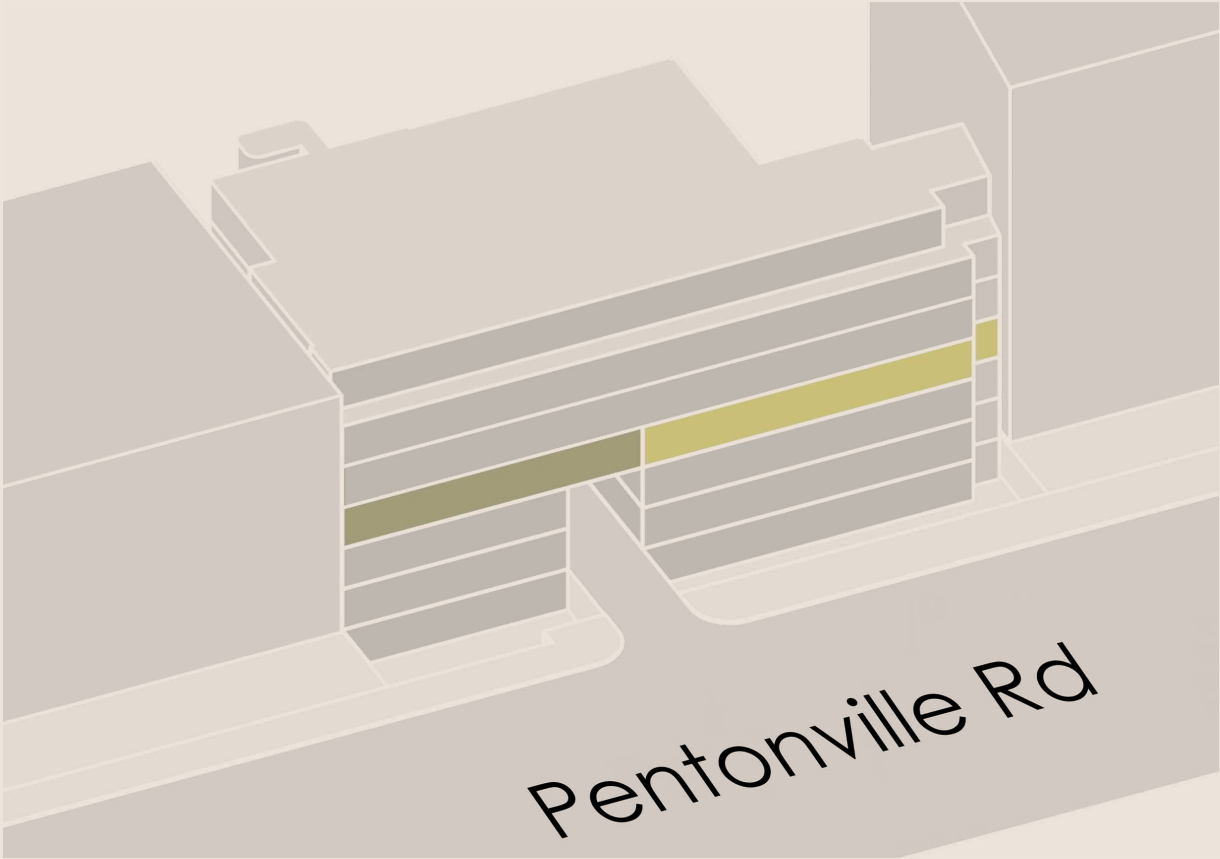
BUILDING	NO. 10	NO. 4
FIT-OUT	UNFITTED	UNFITTED
AREA SQFT.	3014	3972





SECOND FLOOR

BUILDING	NO. 10	NO. 4
FIT-OUT	LET	UNFITTED
AREA SQFT.	4908	4198

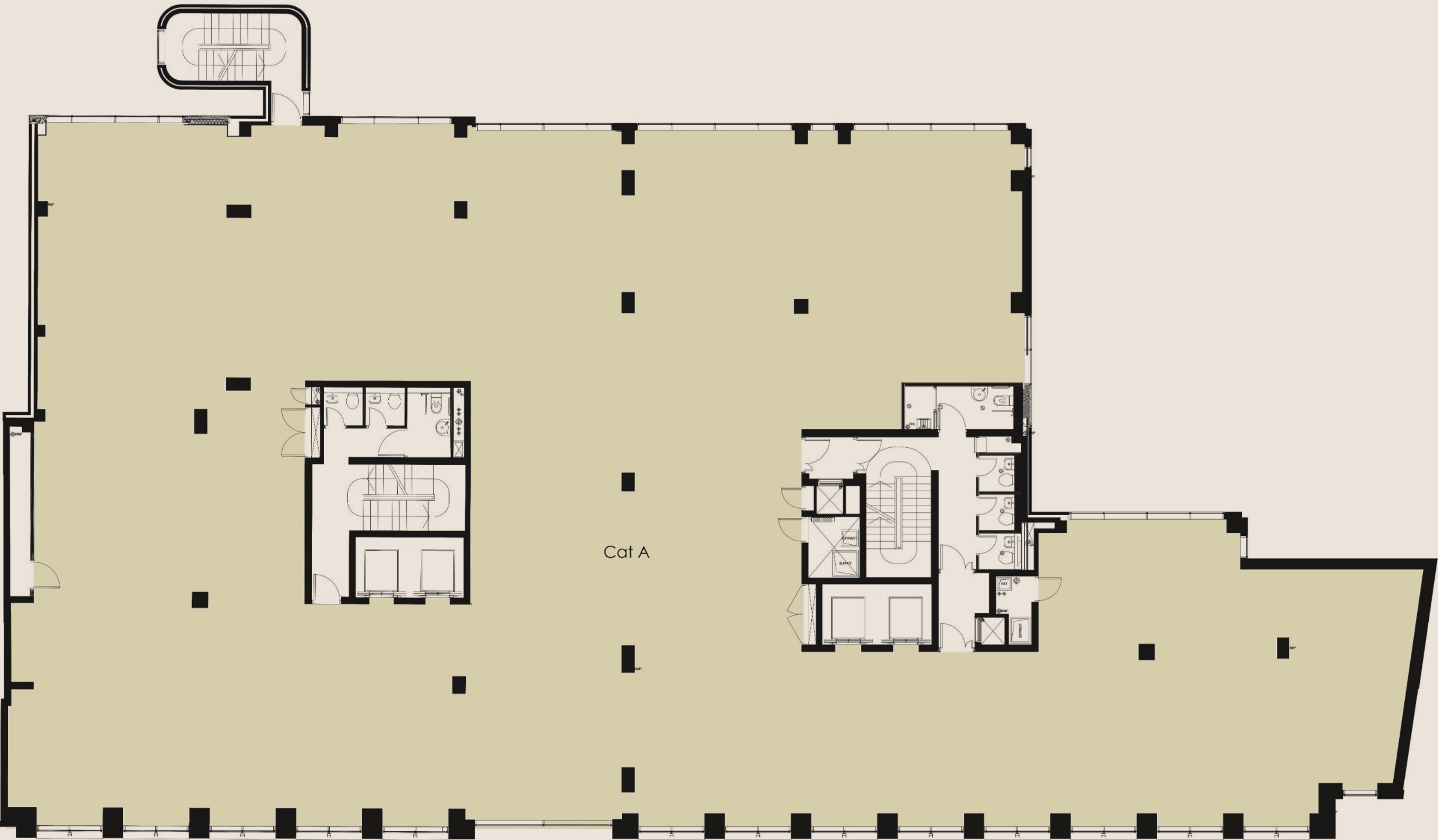






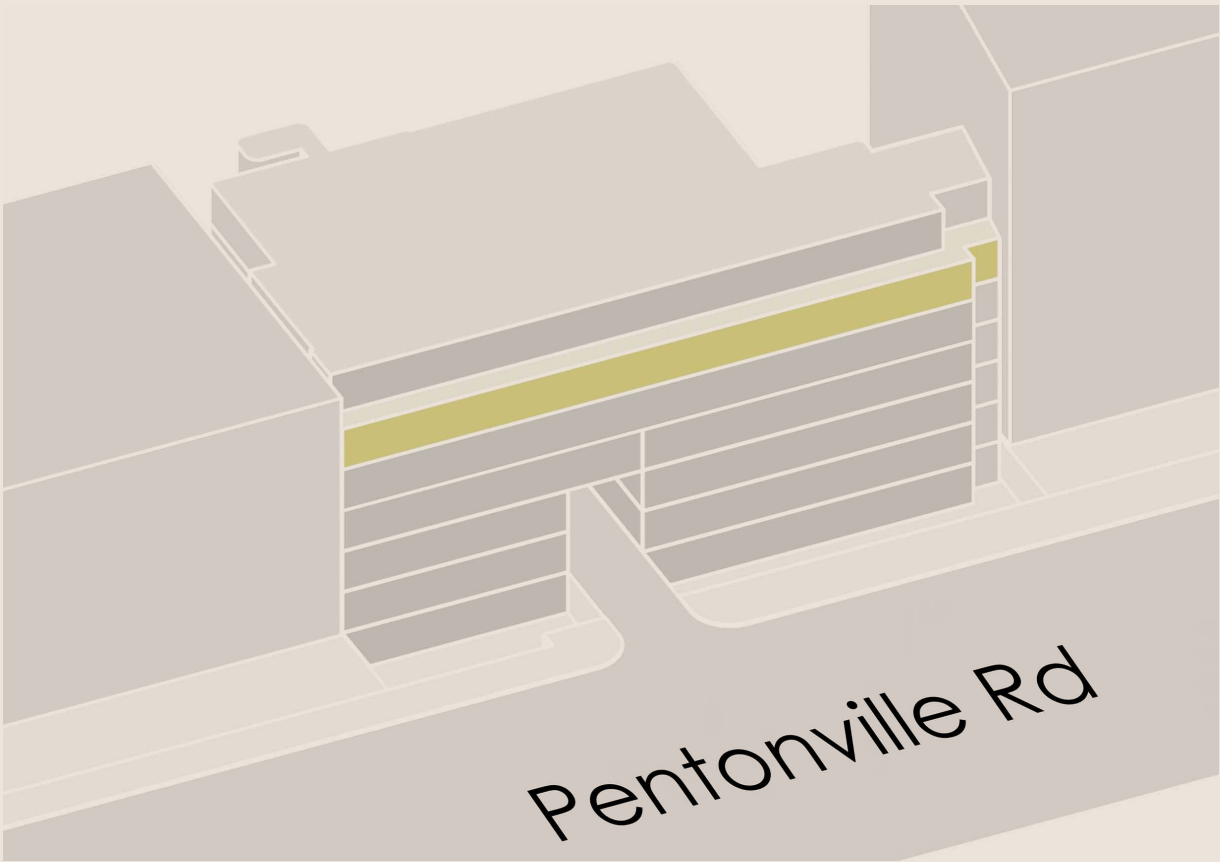






FOURTH FLOOR

BUILDING	NO. 10 + NO. 4
FIT-OUT	UNFITTED
AREA SQFT.	9106

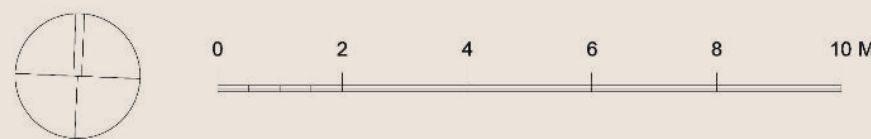


FIFTH FLOOR

BUILDING NO. 10 + NO. 4

FIT-OUT UNFITTED

AREA SQFT. 8267



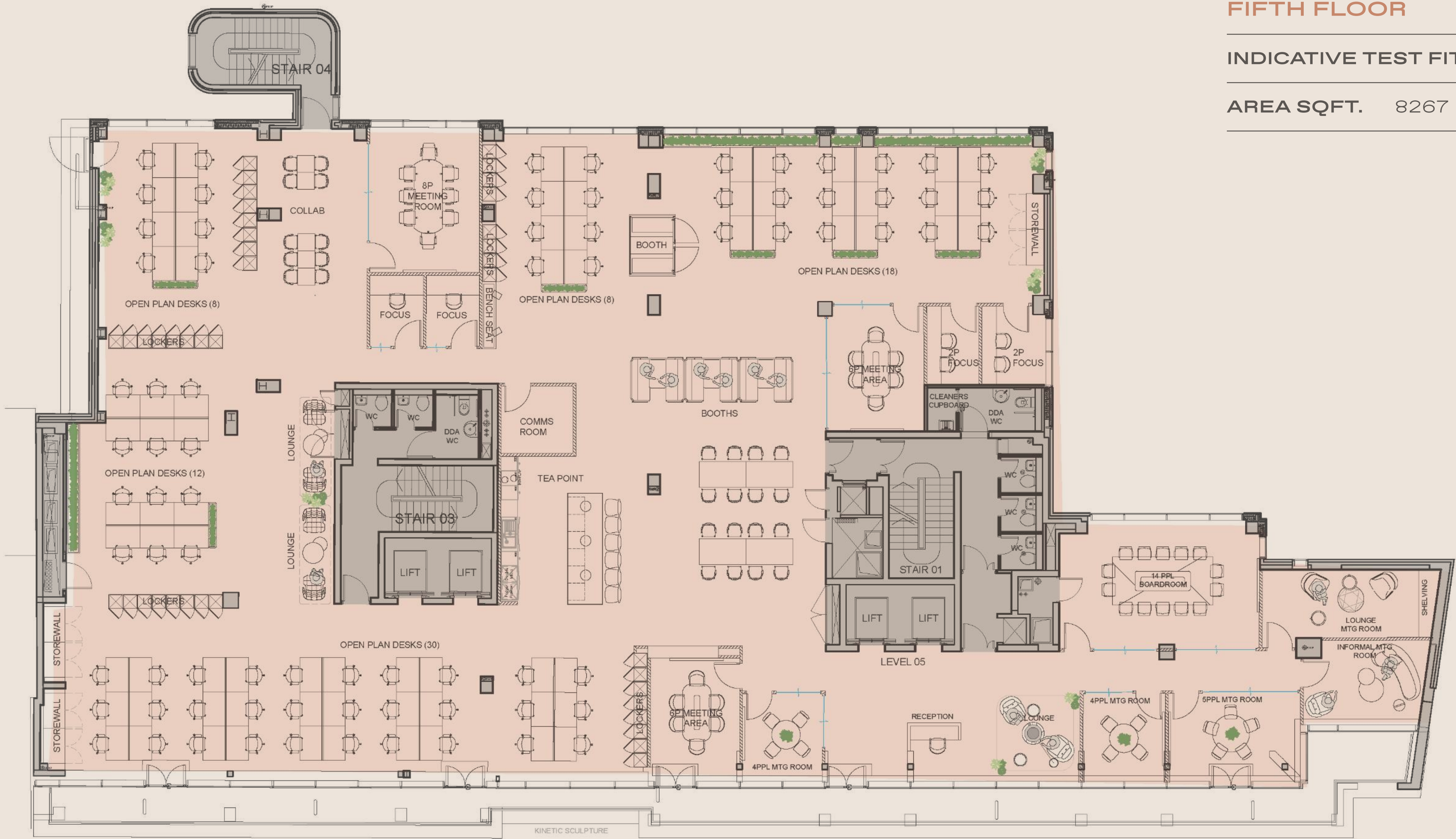




FIFTH FLOOR

INDICATIVE TEST FITS - OPTION 1

AREA SQFT. 8267



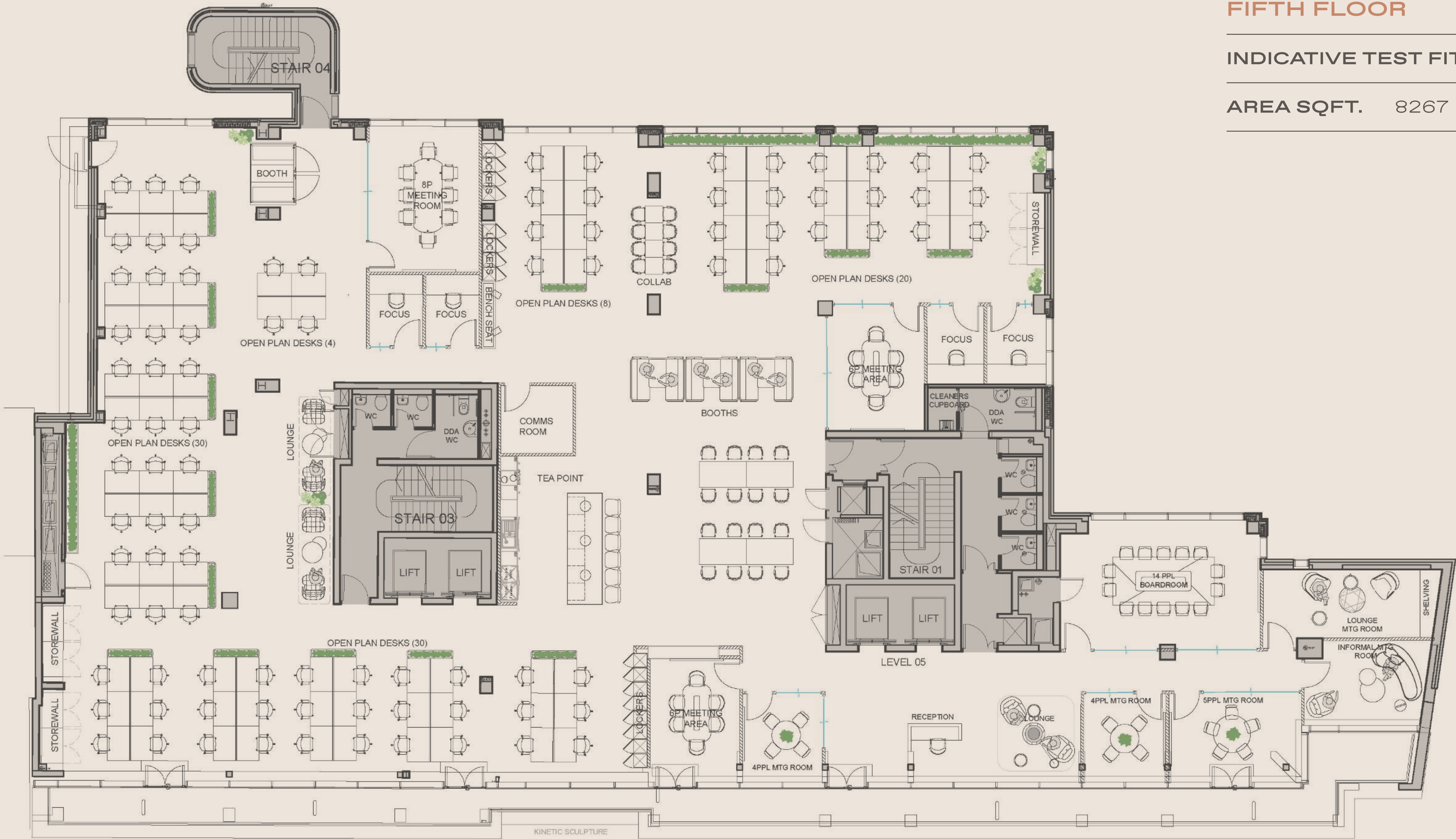
PLAN

76 DESKS

FIFTH FLOOR

INDICATIVE TEST FITS - OPTION 2

AREA SQFT. 8267



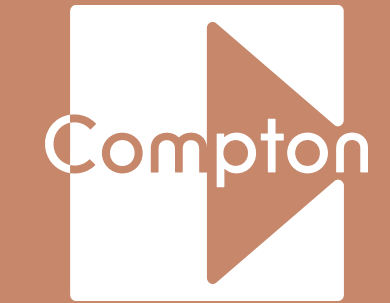
PLAN

92 DESKS

ENQUIRE

TEN
FOUR
LDN

Peldon
Rose



For general enquiries, or to discuss how the space can best support your business need, please contact Matt Ganley.

Matt Ganley
Head of Property
matt@tenfour.london

Tenants looking for a bespoke high-performing design and fit-out of your new office space, please contact Peldon Rose, our specialist workplace Design and Build partner for this property.

Steve Taylor
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For lease enquiries, or to discuss the opportunity in greater detail, get in touch with the team from Compton.

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