

10-4 PENTONVILLE ROAD, ANGEL N1  
AVAILABLE: 2,185-33,670 SQ FT

# TEN FLOUR LONDON



# TEN FOUR LDN

Boldly reimagined behind a striking brick façade, Ten Four LDN commands a prominent position directly adjacent to Angel Station, at the intersection of London's most dynamic districts, between King's Cross and Old Street. This redevelopment offers a rare opportunity for ambitious businesses to thrive in a creative, hyper-connected location.

Whether you're seeking a fully fitted solution or a blank canvas to make your own, spaces from 2,185–33,670 SQ FT are ready to adapt to your vision.







# LOCATION



# LOCATION

## RESTAURANTS & CAFES

- 1. 411
- 2. GAILS
- 3. BANANA TREE
- 4. ZEIT FÜR BROT (THE GERMAN BAKERY)
- 5. DIM SUM DUCK
- 6. BROTHER MARCUS
- 7. L'ANGELO CAFÉ
- 8. THE LEXINGTON
- 9. DAME ALICE OWEN
- 10. THE TAMIL PRINCE
- 11. GEORGE & MONKEY
- 12. JAM DELISH
- 13. SASA
- 14. CRUDOUGH
- 15. LITTLE GEORGIA ISLINGTON
- 16. FLAT IRON
- 17. DISHOOOM
- 18. TANKATSU
- 19. THE CASTLE
- 20. MARCO PIERRE WHITE STEAKHOUSE
- 21. THREE JOHNS
- 22. PIG & BUTCHER
- 23. JOLENE

4 TEN FOUR LDN

## HOTELS

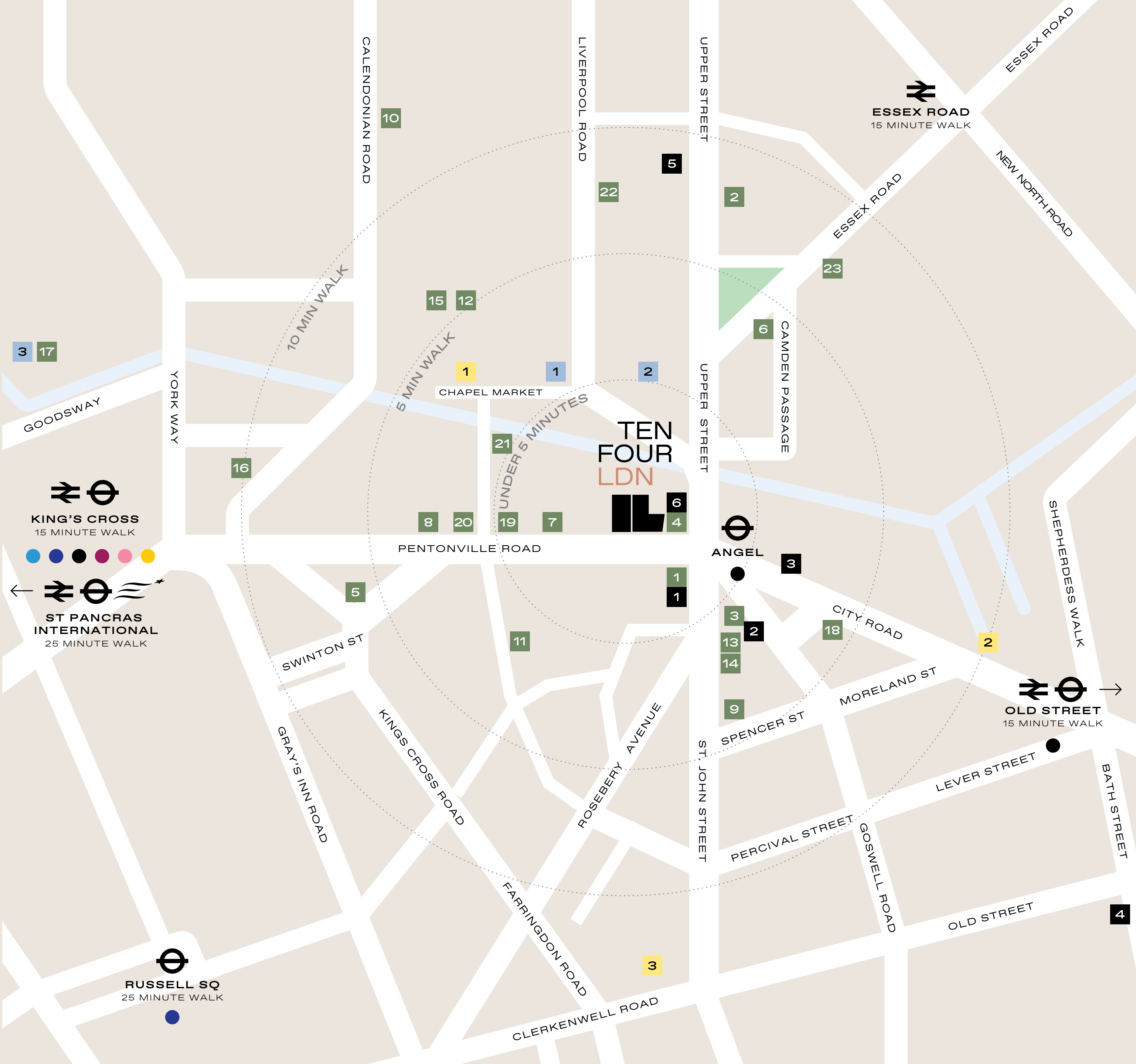
- 1. DOUBLETREE HILTON HOTEL
- 2. HOTEL NHOW
- 3. THE ZETTER TOWNHOUSE

## RETAIL

- 1. CHAPEL MARKET
- 2. ANGEL CENTRAL
- 3. COAL DROPS YARD

## GYMS

- 1. 1REBEL
- 2. THE GYM GROUP
- 3. ANYTIME FITNESS
- 4. ÉNERGIE FITNESS OLD STREET
- 5. THIRDSPEACE
- 6. PILATES HQ

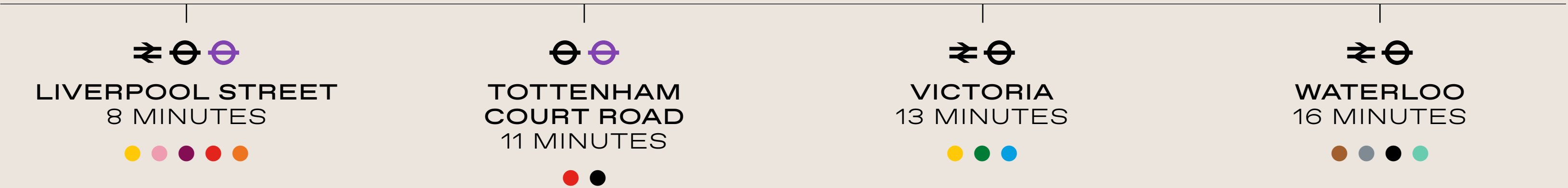




# CONNECTIVITY

TEN FOUR boasts exceptional connectivity, situated at a key transport hub in Angel Islington, offering seamless access to both national and international travel routes.

## KEY TRANSPORT HUBS



## DIRECT LINKS





# LONDON'S NEW POWER CORNER

## Between Icons: Angel, King's Cross & Old Street

TEN FOUR is perfectly placed at the centre of London's tech and innovation axis, between the buzz of Old Street and the global connectivity of King's Cross.

Angel's eclectic charm includes the vibrant Camden Passage, a gem for antique lovers and the perfect spot for a lunchtime stroll. When it comes to food, you're spoiled for choice: savour brunch at Ottolenghi or wind down the day with delicious sourdough pizza at Crudough.

TEN FOUR puts your business at the centre of London's most dynamic commercial triangle, built for speed, creativity, and connection.



1. OTTOLENGHI
2. KING'S CROSS STATION
3. GAIL'S





1. COAL DROPS YARD
2. KING'S CROSS STATION
3. PACIFIC WINES
4. OLD STREET STATION
5. CAMDEN PASSAGE



# NEIGHBOURING BUSINESSES

Businesses choose Angel for its unbeatable connectivity and vibrant atmosphere. Just one stop from King’s Cross on the Northern Line, Angel Station offers direct links to the City, West End, and major transport hubs. It’s minutes from international rail at St Pancras and national services at Euston. Heathrow, Gatwick, and Luton airports are all easily accessible via nearby rail and tube connections, ideal for international travel. With fast access, a lively mix of offices, shops, and creative spaces, Angel is a smart choice for companies that want central convenience without Central London prices.



 **Expedia**

 **ABBNEY ROAD**

 **World  
Cancer  
Research  
Fund**

 **wayfair®**

**e.l.f.**

**OLIVER**

**moneyfarm**



# BUILDING





# A DESTINATION DESIGNED TO INSPIRE

Tenants benefit from premium commuter facilities, vibrant meeting and event spaces, beautifully crafted communal areas, generous bike storage, and a brand new café hub, everything here is built to bring people together and elevate the everyday.

Located in the heart of Angel, TEN FOUR LDN sets a new benchmark for modern working.

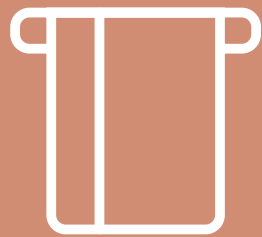
LOWER GROUND FLOOR CO-WORKING  
AND EVENT SPACE



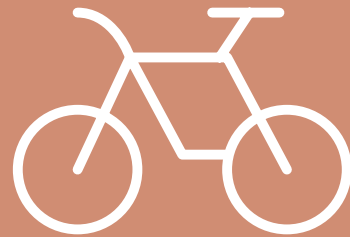


# AMENITIES

Newly Refurbished  
End of Journey Facilities  
Showers/Lockers



Bike Parking



Cafe  
Ground Floor with outdoor  
seating



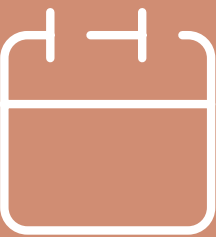
Lift Access



Bookable Meeting  
Facilities



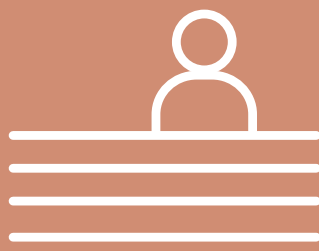
Town Hall / Presentation  
Space



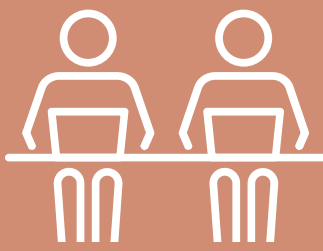
DDA Compliant



Manned Reception



Co-working or Fixed Desks





MAIN LOBBY





MAIN LOBBY





# CAFÉ / BAR AREA





# BALANCED ZONES FOR WORK AND WELLBEING

The Ground & Lower Ground Floors are thoughtfully zoned to support every working style, from quiet corners and acoustic pods for focused work, to collaborative lounges and breakout areas that spark ideas and connection.

Whether you're after a dedicated desk for the day, a high-spec meeting room, or a stylish venue to host your next event, TEN FOUR makes it happen—whatever your day demands.





# AVAILABILITY

5

USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 768	AREA SQ FT 8,267
TERRACE			

4

USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 846	AREA SQ FT 9,106
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3

USE OFFICE LET	FIT-OUT -	AREA SQ M -	AREA SQ FT -
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2

USE OFFICE LET	FIT-OUT -	AREA SQ M -	AREA SQ FT -
USE OFFICE	FIT-OUT FITTED	AREA SQ M 390	AREA SQ FT 4,198

1

USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 280	AREA SQ FT 3,014
USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 369	AREA SQ FT 3,972

G

USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 272	AREA SQ FT 2,928
USE CO-WORKING AMENITY CAFE	FIT-OUT TENANT LOUNGE	AREA SQ M -	AREA SQ FT -

LG

USE OFFICE	FIT-OUT UN-FITTED	AREA SQ M 203	AREA SQ FT 2,185
USE CO-WORKING SPACE	FIT-OUT FITTED	AREA SQ M 254	AREA SQ FT 2,734

TEN

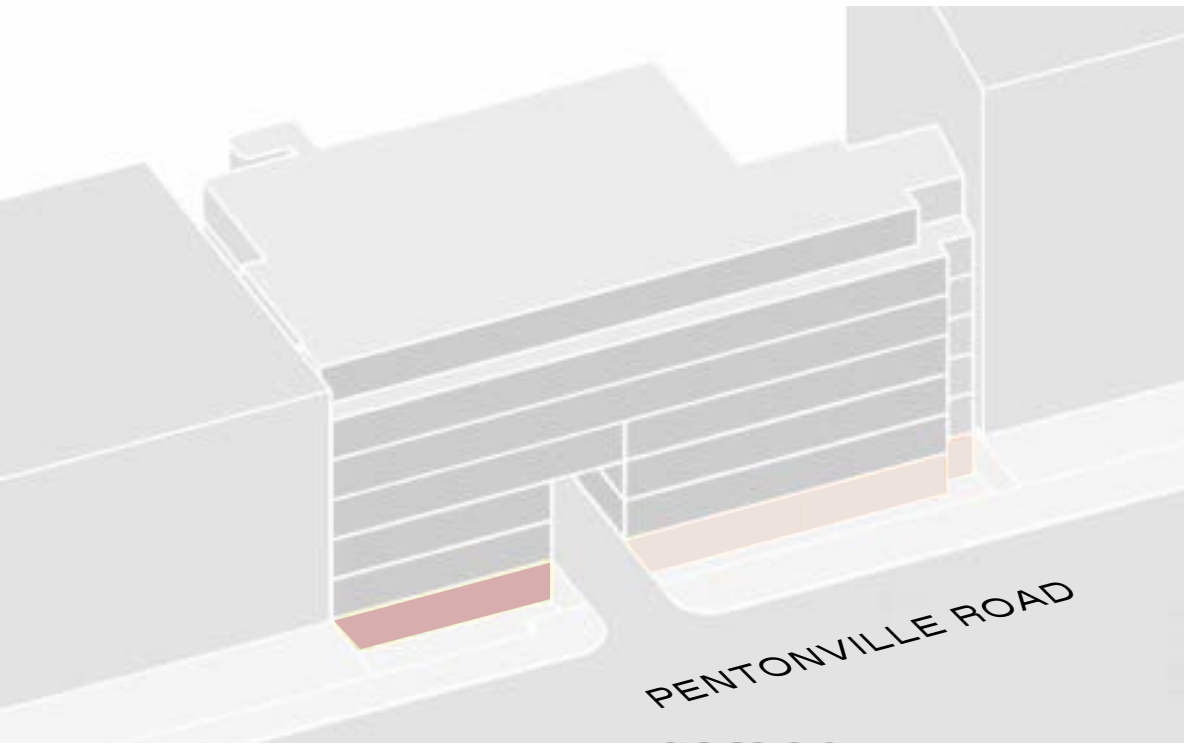
FOUR



# LOWER GROUND FLOOR

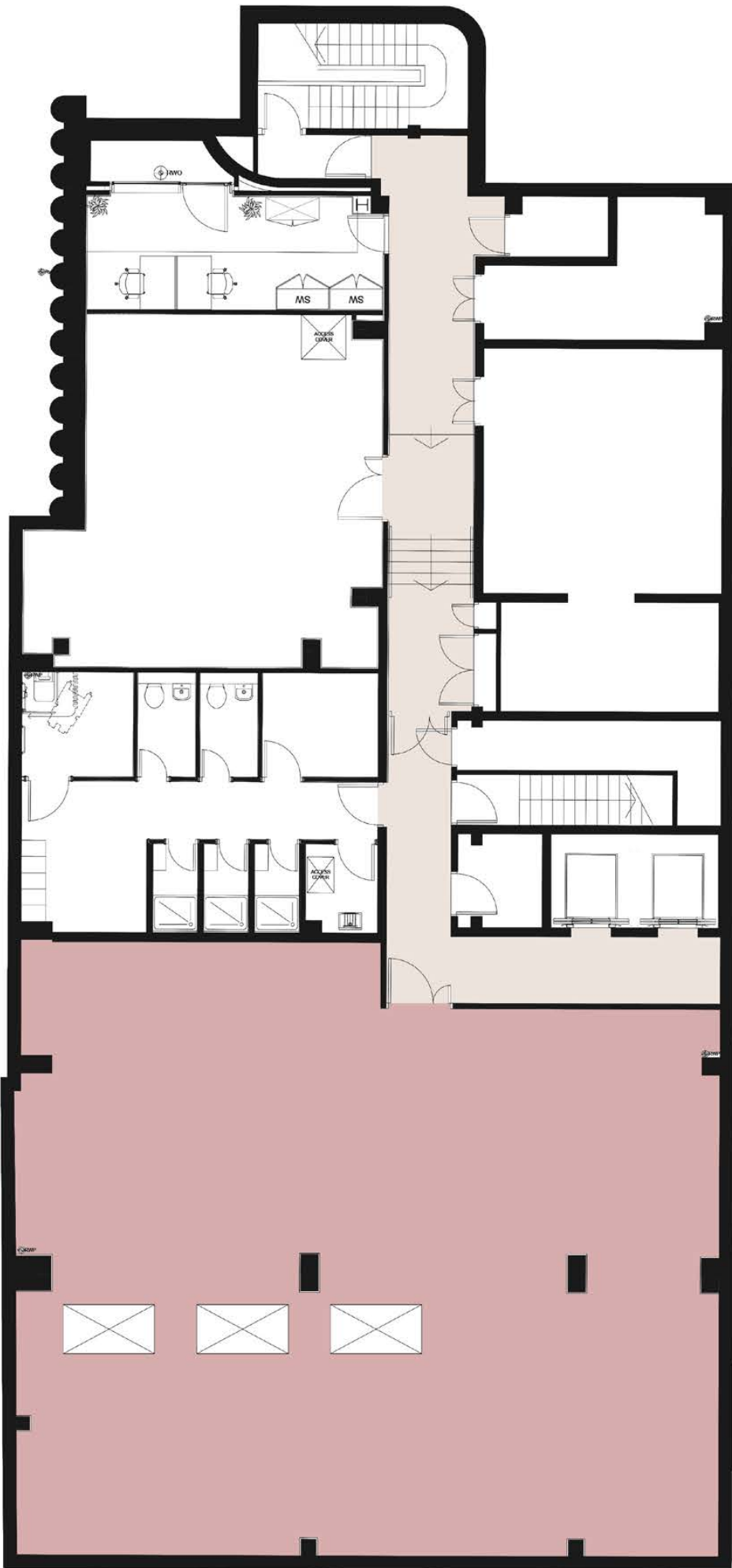
## COWORKING SPACE

BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	CO-WORKING
AREA (SQ FT)	2,185	2,734



- UNFITTED
- COMMON AREA
- COWORKING

UNFITTED



NO. 10

FITTED



NO. 4



# LOWER GROUND FLOOR COWORKING SPACE





LOWER GROUND FLOOR  
COWORKING SPACE





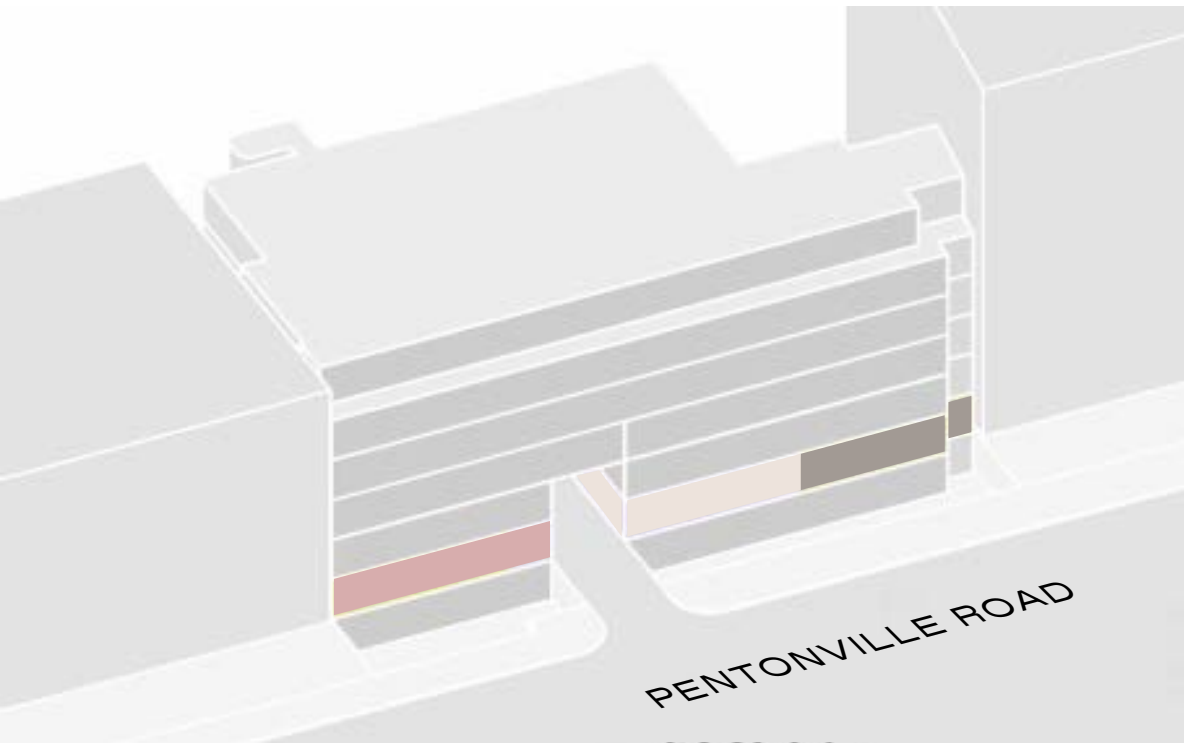
# LOWER GROUND FLOOR COWORKING SPACE



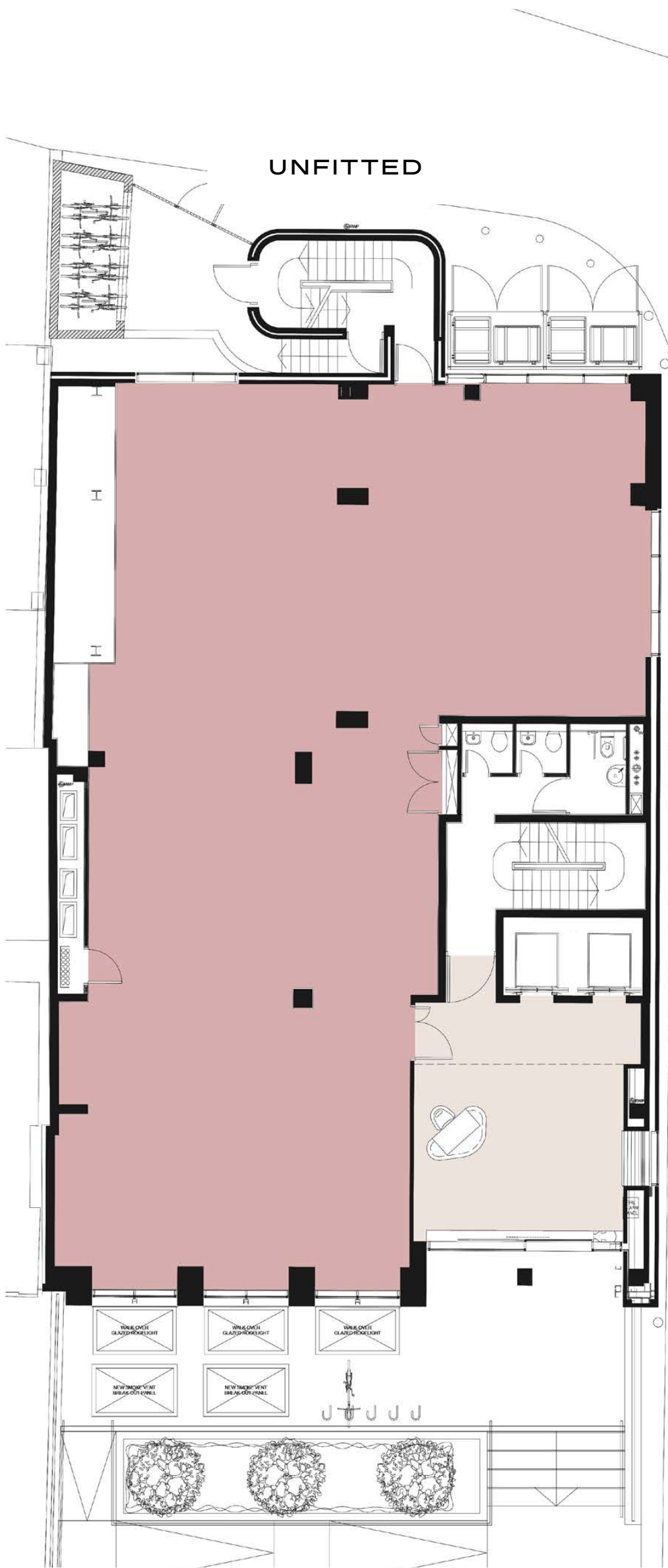


# GROUND FLOOR

BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	COWORKING
AREA (SQ FT)	3,014	3,972



- UNFITTED
- COMMON AREA
- COWORKING
- CAFÉ & TERRACE



NO. 10

ANGEL MEWS



NO. 4

PENTONVILLE ROAD



# GROUND FLOOR COWORKING SPACE





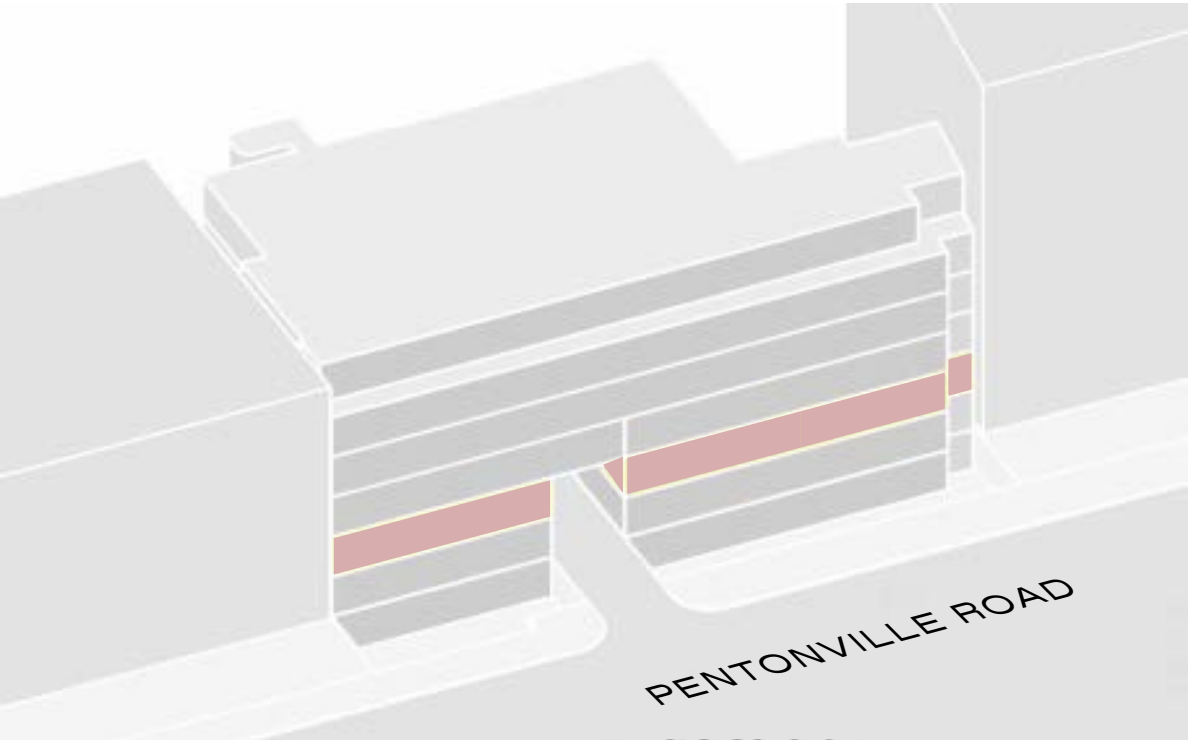
# GROUND FLOOR COWORKING SPACE



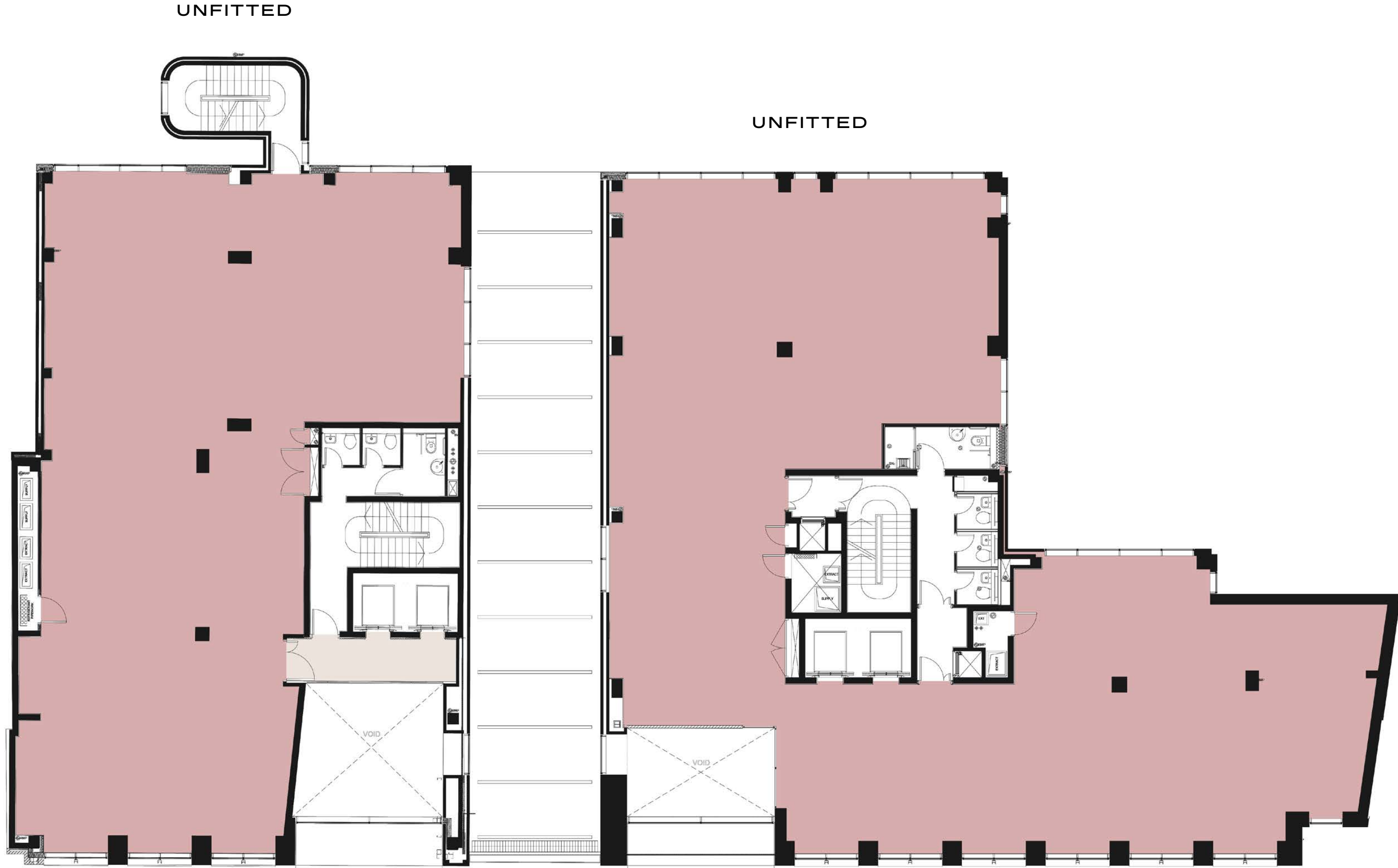


# FIRST FLOOR

BUILDING	NO.10	NO.4
FIT-OUT	UNFITTED	UNFITTED
AREA (SQ FT)	3,014	3,972



- UNFITTED
- COMMON AREA



NO. 10

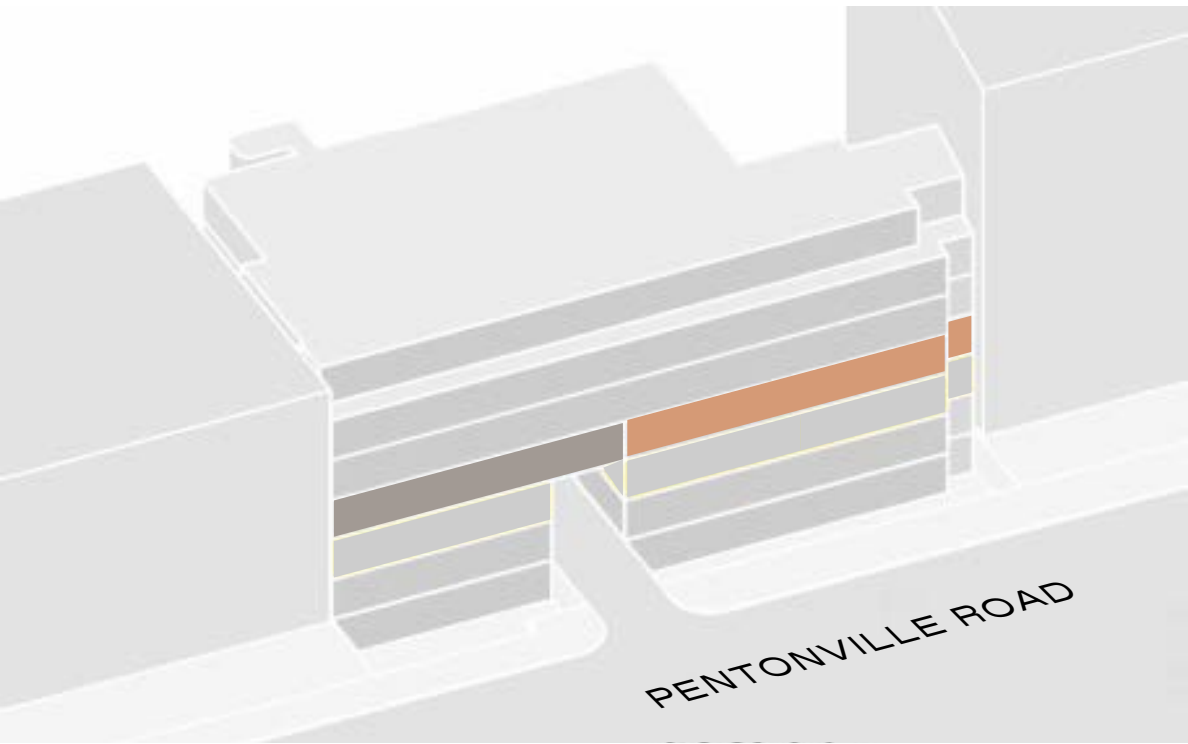
NO. 4

PENTONVILLE ROAD



# SECOND FLOOR

BUILDING	NO.10	NO.4
FIT-OUT	LEASED	FITTED
AREA (SQ FT)	3,014	3,972



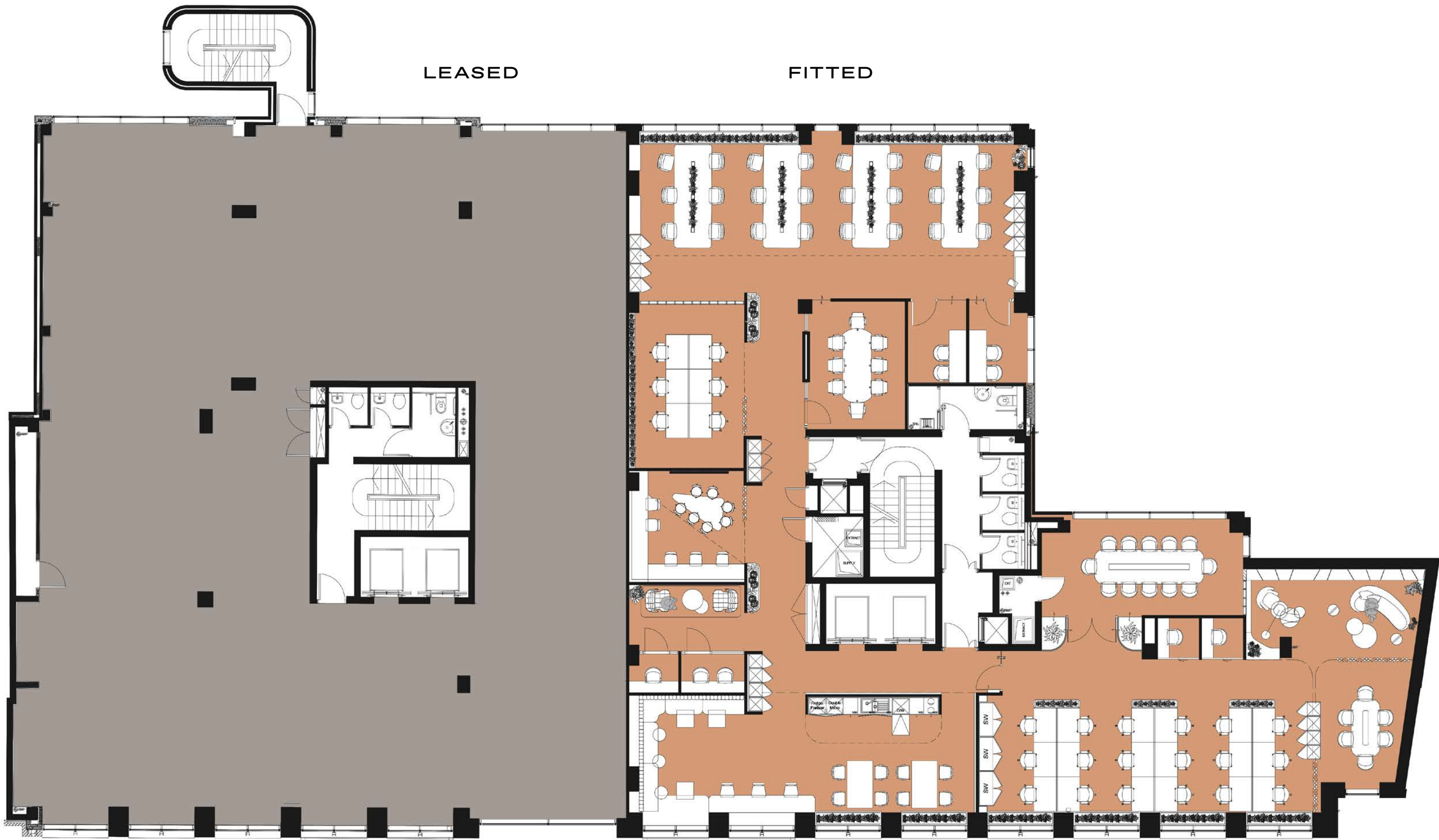
- LEASED
- FITTED

42x DESKS & HOT DESKING AREA

- 2x 6 PERSON MEETING ROOM
- 1x 8 PERSON MEETING ROOM
- 1x 12 PERSON MEETING ROOM

- 3x 1 PERSON PHONE BOOTH
- 3x 2 PERSON PHONE BOOTH

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NO. 10

NO. 4

PENTONVILLE ROAD



# SECOND FLOOR FITTED OFFICE SPACE





# SECOND FLOOR FITTED OFFICE SPACE





# SECOND FLOOR FITTED OFFICE SPACE





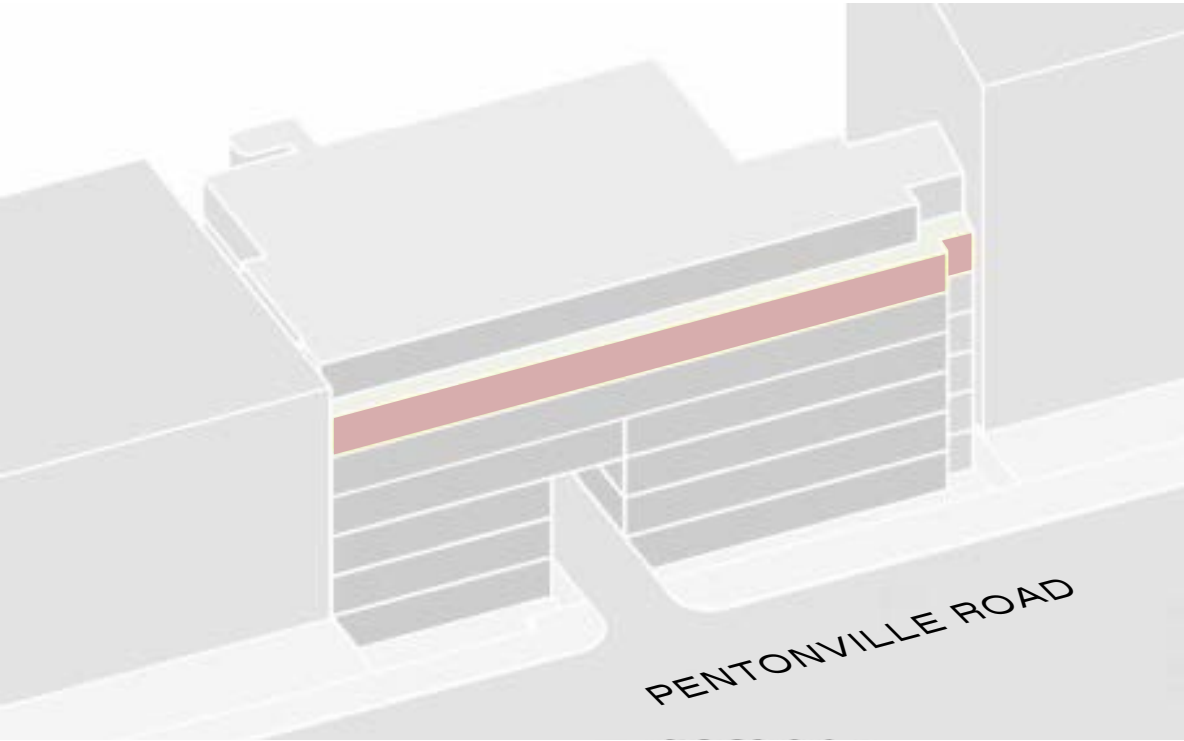
## SECOND FLOOR FITTED OFFICE SPACE



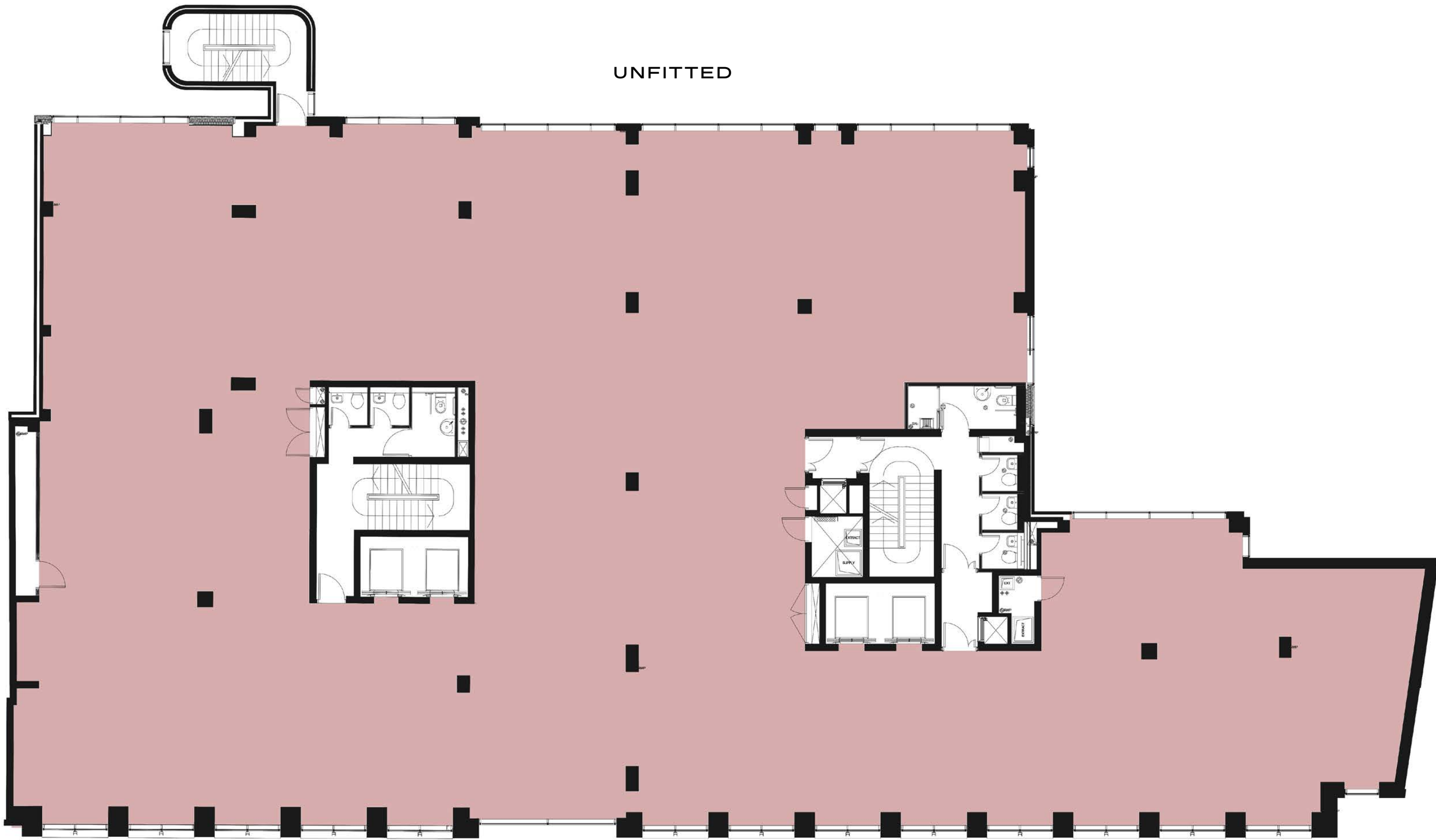


# FOURTH FLOOR

BUILDING	NO.10-4
FIT-OUT	UNFITTED
AREA (SQ FT)	9,106



UNFITTED



NO. 10

NO. 4

PENTONVILLE ROAD



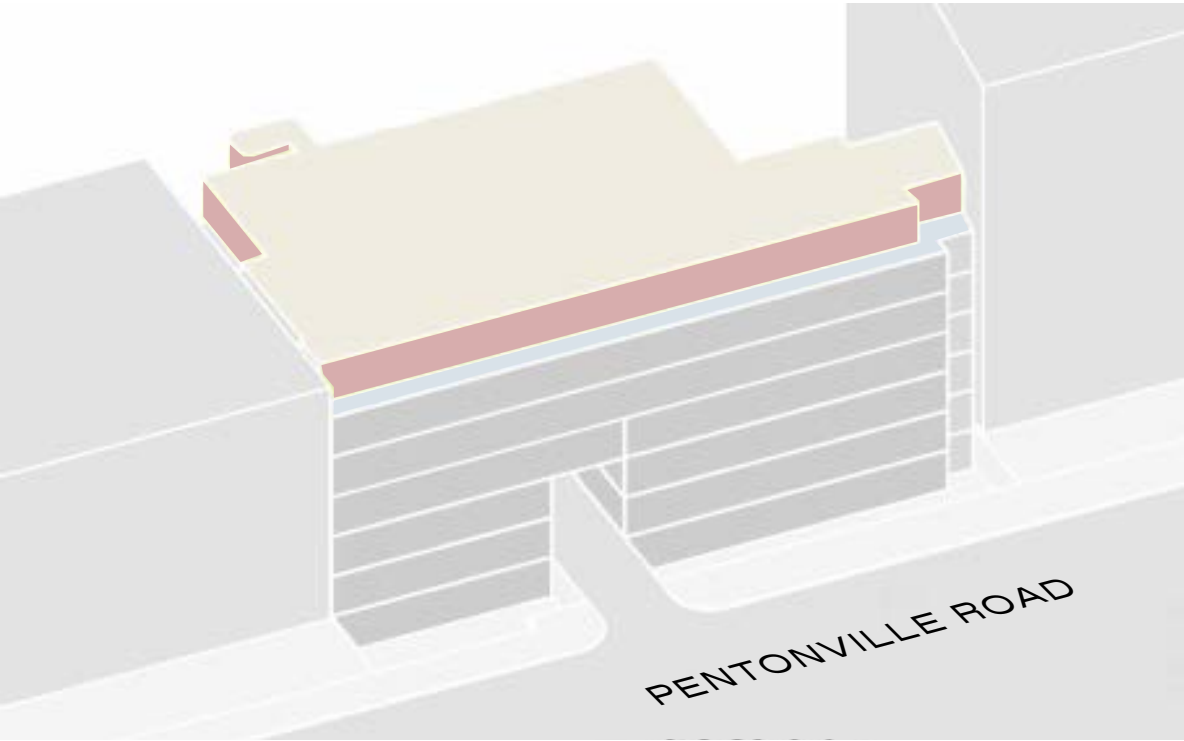
# FOURTH FLOOR



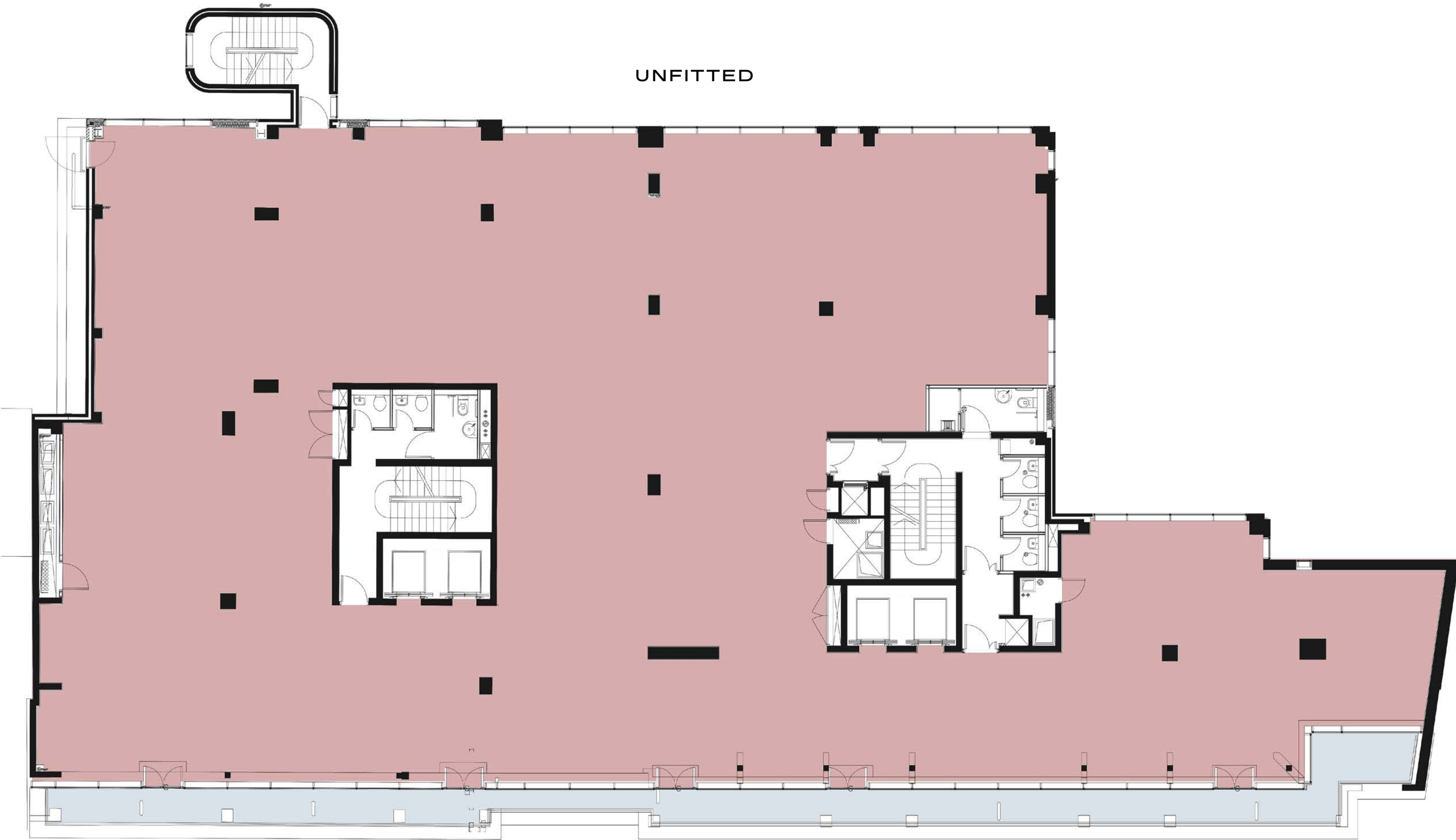


# FIFTH FLOOR

BUILDING	NO.10-4
FIT-OUT	UNFITTED
AREA (SQ FT)	8,267



- UNFITTED
- TERRACE



NO. 10

NO. 4

PENTONVILLE ROAD



FIFTH FLOOR





# FIFTH FLOOR TEST FIT 1

92x DESKS & HOT DESKING AREAS

- 2x 4 PERSON MEETING ROOM
- 3x 6 PERSON MEETING ROOM
- 1x 8 PERSON MEETING ROOM
- 1x 14 PERSON MEETING ROOM
- 2x INFORMAL MEETING ROOM

5x PHONEBOOTHS / FOCUS ROOMS



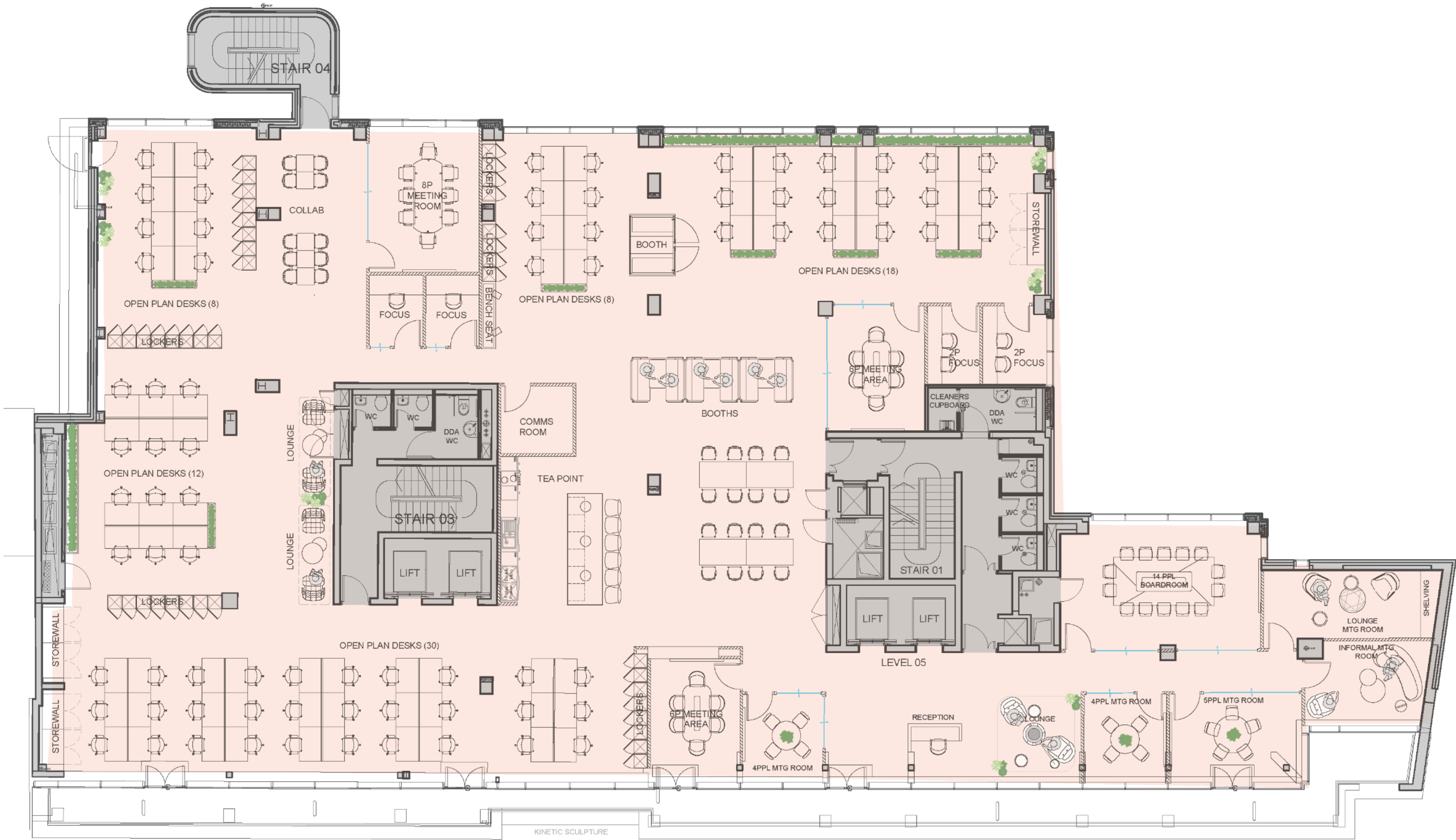


# FIFTH FLOOR TEST FIT 2

76x DESKS & HOT DESKING AREAS

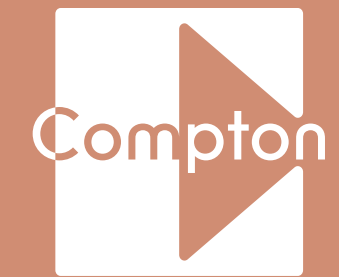
- 2x 4 PERSON MEETING ROOM
- 3x 6 PERSON MEETING ROOM
- 1x 8 PERSON MEETING ROOM
- 1x 14 PERSON MEETING ROOM
- 2x INFORMAL MEETING ROOM

- 2x FOCUS ROOMS
- 2x 2 PERSON FOCUS ROOMS
- 1x PHONEBOOTH





# ENQUIRE



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

**Matt Ganley**  
Head of Property  
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# TEN FOUR LDN

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

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