BELCOR

74-77 WHITE LION STREET, NI

3,100 - 6,200 SQ FT
NEWLY REFURBISHED WAREHOUSE STYLE OFFICES WITH ONSITE TENANT GYM
ANGEL, NI

THE THREE JOHNS
Bradley Close
LET AGREED
LOADING ONLY

BELCOR

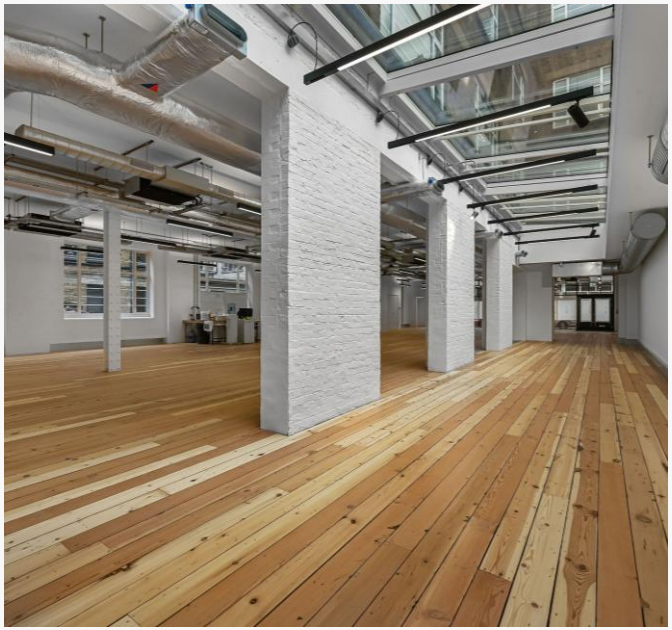
WHITE LION ST
N1

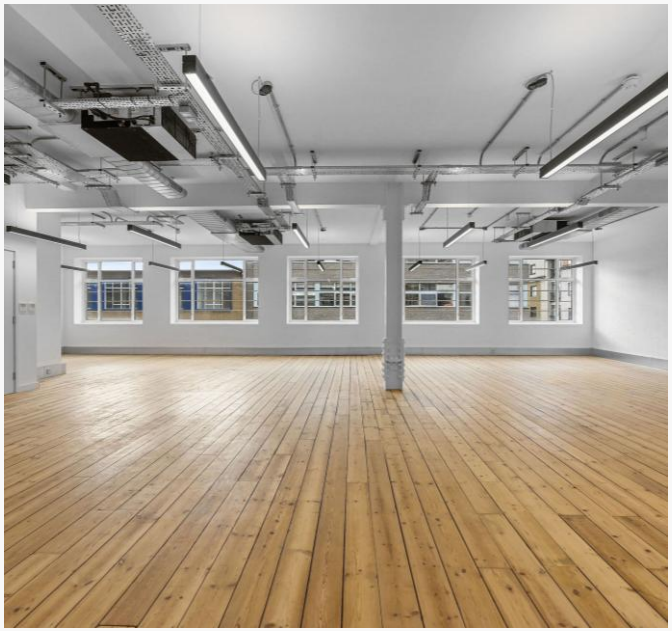
DESCRIPTION

The building has undergone a comprehensive redevelopment under the direction of Archer Architects to provide bright, media style office accommodation in a former warehouse building in the heart of Angel. The floors benefit from wooden flooring, excellent natural daylight with windows on 3 elevations and great floor to ceiling height throughout.
New end of journey facilities have been curated including 4 showers, bicycle storage and a tenant gym

AMENITIES

COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING





PRIMAL
HIIT ROWER
PRIMAL
PRO SERIES

PRIMAL

PRIMAL
22.5

TRANSPORT

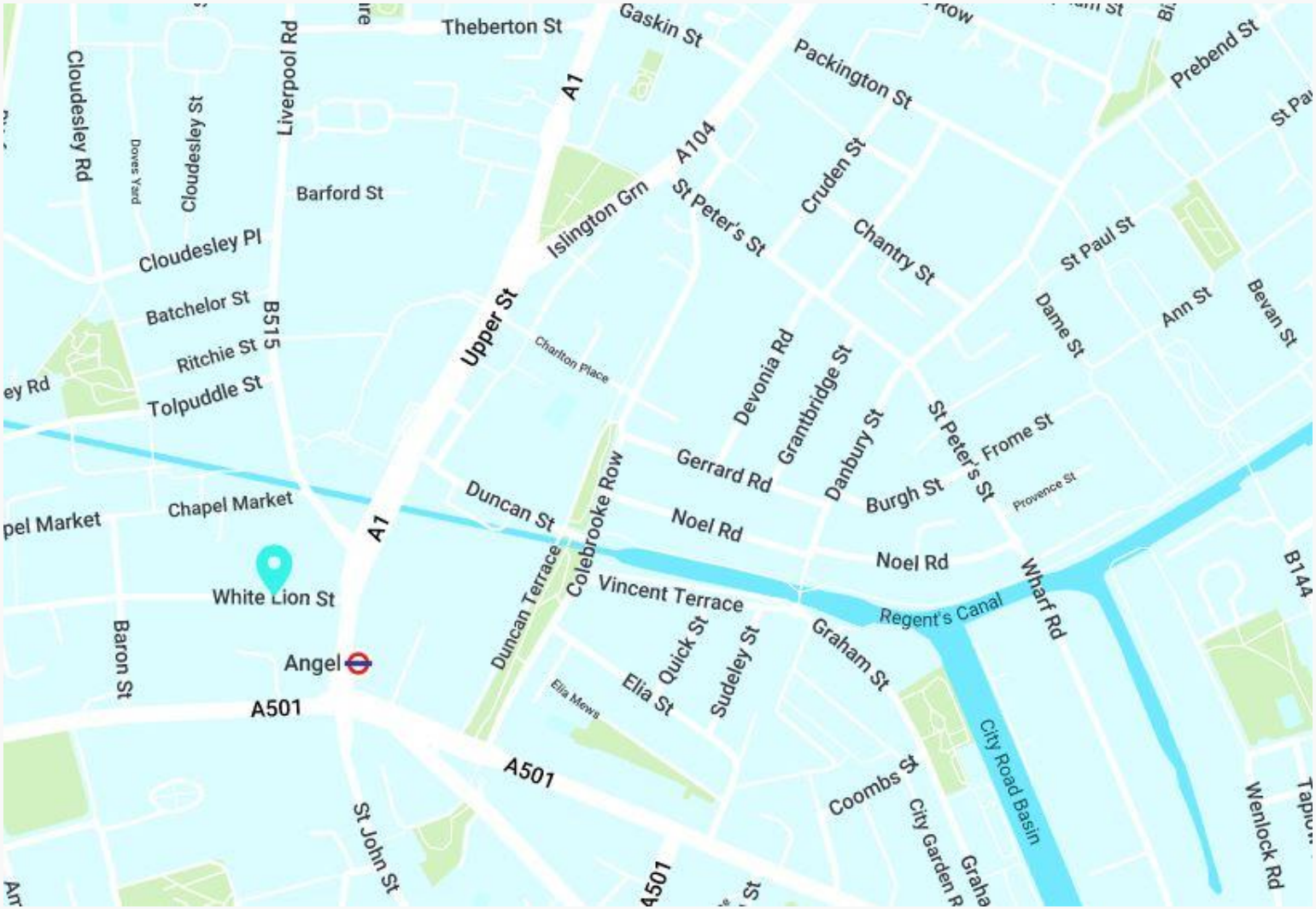
Angel – 2 mins

Kings Cross – 15 mins

AREA

74-77 White Lion Street is a prominent building, less than a 2-minute walk from Angel Station, between Islington High Street and Baron Street. Angel has a plethora of amenities in the immediate area, Angel Square providing an excellent retail offering while there are numerous restaurants, bars and leisure facilities close to the building.

LOCATION



BELCOR

WHITE LION ST
NI

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	3,735	Let	£49.50	£18.00	£6.00	£23,188.13
1st	3,100	Available	£49.50	£18.00	£6.00	£19,245.83
2nd	3,100	Available	£49.50	£18.00	£6.00	£19,245.83
3rd	1,346	Let	£49.50	£18.00	£6.00	£8,356,42
4th	1,346	Let	£49.50	£18.00	£6.00	£8,356.42
Total	12,627	Available	£49.50	£18.00	£6.00	£78,392.63

LEASE

A new lease for terms to be arranged to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website

RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA JOINT SOLE AGENTS

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