ELLIS BROWN

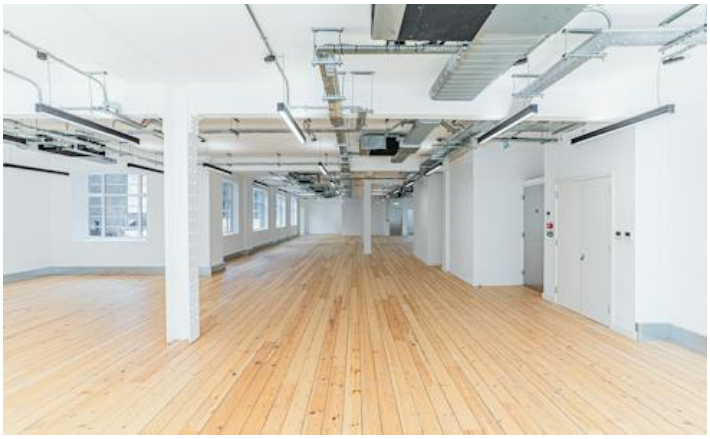
OFFICES TO LET

74-77 White Lion Street, N1 9PF
3,100 - 6,200 sq ft

Comprehensively redeveloped former Hat factory offering 1,346 - 7,546 sq. ft. just moments from Angel Station







Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued withoutresponsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 20/10/2026

ELLIS BROWN

OFFICES TO LET

74-77 White Lion Street, N1 9PF
3,100 - 6,200 sq ft

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.

Location

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.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service charge	Total month	Total year	Availability
Ground	3,735	346.99	£49.50 /sq ft	£19	£6 /sq ft	£23,188.13	£278,257.50	Let
1st	3,100	288	£49.50 /sq ft	£19	£6 /sq ft	£19,245.83	£230,950	Available
2nd	3,100	288	£49.50 /sq ft	£19	£6 /sq ft	£19,245.83	£230,950	Available
3rd	1,346	125.05	£49.50 /sq ft	£19	£6 /sq ft	£8,356.42	£100,277	Let
4th	1,346	125.05	£49.50 /sq ft	£19	£6 /sq ft	£8,356.42	£100,277	Let
Total	**12,627**	**1,173.09**		**£19**		**£78,392.63**	**£940,711.50**	

Features

Newly redeveloped former warehouse

Incredible natural light with windows on 3 elevations

Brand new showers and bicycle storage

Brand new exposed VRF air conditioning system

Wooden flooring

New passenger lift

EPC

On application

Terms

On application

VAT

On application

Contact

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

Joint Agents

Oli Cohen (BELCOR)
0207 375 3444

Lucy Stephens (BELCOR)

ELLIS BROWN

OFFICES TO LET

74-77 White Lion Street, N1 9PF
3,100 - 6,200 sq ft

