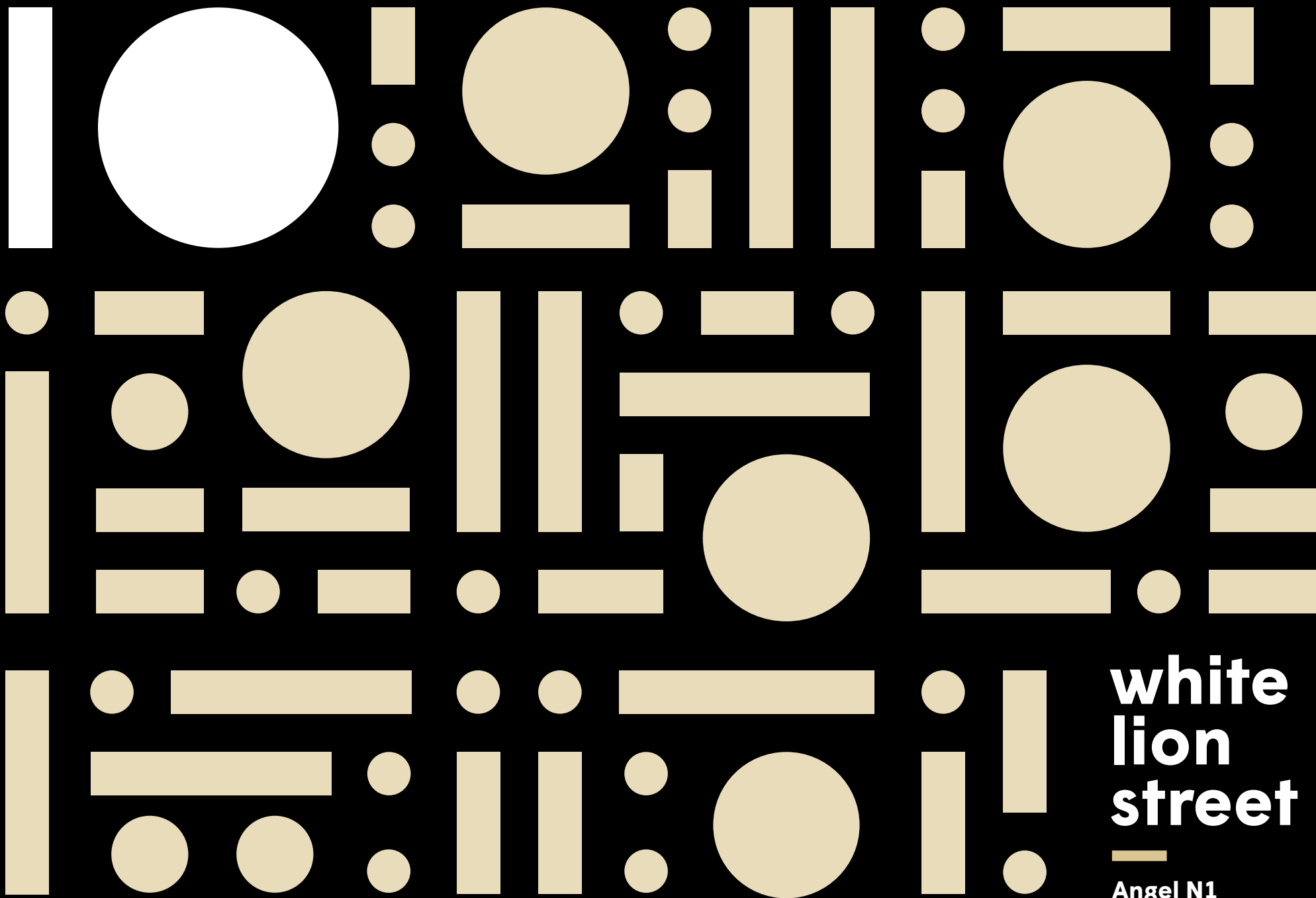




**white
lion
street**

Angel N1

Contents



Overview

A new chapter

!● **white lion street** is a new build development offering 22,040 sq ft of grade A workspace focused on wellness and sustainability – positioned in the heart of Angel, just a minute away from Angel underground station.

Design Ethos

The architectural design has taken its lead from the building's history and geographical location.

Exposed services and an industrial look take centre stage but design details and finishes also appeal to those who are after a more refined finish.

Nature is an integral part of the project's interior and exterior details. The façade uses natural brick and stone, providing a textural quality and adding depth and pattern – taking inspiration from the history of the site – which accommodated a weavers & drapers factory.



10 White Lion Street



10 White Lion Street's impressive façade is prominent on the streetscape and makes a bold first impression.

Well-being

On the inside

To underline the well-being aspirations of 10 White Lion Street, the project is targeting WELL Gold certification. Implementing a holistic approach to design, build, policy and operation through the achievement of features relating to air quality, water quality, nourishment, light, fitness, comfort and mental well-being, the building intends to differentiate itself as a best-in-class example of well-being in the built environment.

Particular focus is being paid to indoor air quality and building cleanliness. The implementation of advanced air filtration to MERV 13 standard on all fresh air, and Carbon filtration on all recirculated air, as well as ongoing monitoring of ambient and internal air quality, reported via the building's smart system, to inform demand control, goes above and beyond standard practice.

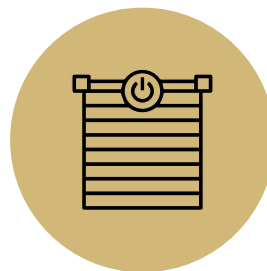
Furthermore, the design enables increased building user movement and circulation through the increased visibility and active promotion of stairs, as well as facilitative aesthetics, providing access to natural daylight, views, and incorporating biophilic elements.



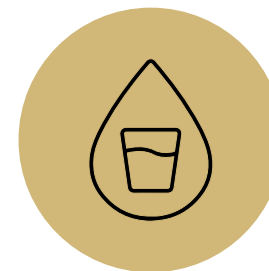
Advanced fresh and recirculated air filtration, with increased ventilation



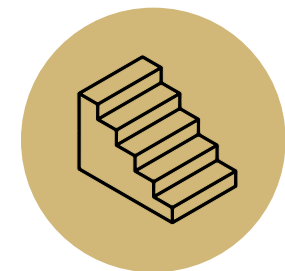
Terraces and outdoor space add WELL benefits



Solar glare control and daylight management



Advanced drinking water filtration and promotion



Interior fitness circulation and exterior active design



WELL Gold Rating targeted



BREEAM Excellent targeted



WiredScore Platinum targeted



Chartwell Smart app enabled building



Further ancillary space for wellness / meditation / yoga / mothers room

Well-being

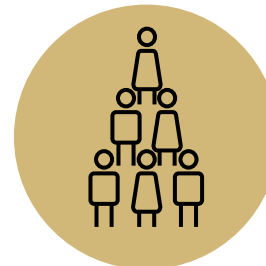
On the outside

Images:
Above – Islington Green
Below – Regent's Canal

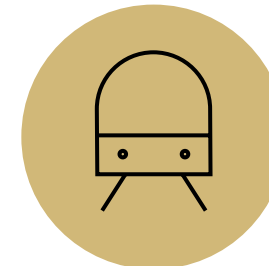


10 White Lion Street's location in Angel, Islington provides occupiers and employees with a range of amenities to aid well-being outside of the building as well as excellent public transport options to get you around town.

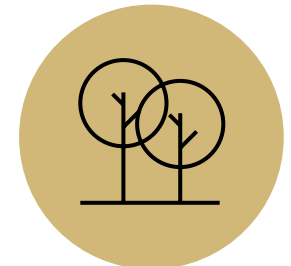
In the immediate surrounding area there are a number of open spaces in which to relax and workout – as well as public sports grounds and leisure centres. Angel and Upper Street are home to premium gyms and fitness studios offering the most up-to-date fitness classes, or for a more gentle and tranquil pace the Regent's Canal offers some of London's best waterside cycle paths.



An attractive location for staff



Easy access – public transport a short walk away



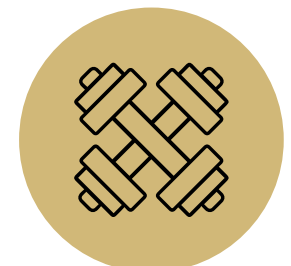
Plenty of nearby green spaces



Scenic canal paths



Well positioned – move with ease



Gyms and sports facilities nearby

Courtyard Elevation



Sustainability is at the heart of 10 White Lion Street's design.

This includes rainwater attenuation in the form of a Blue Roof technology, in which water is retained at roof level and drains at a slower rate. This is used in conjunction with Green Roofs and wildflower planting. Photo Voltaic Panels are also provided at roof level to lower the building's carbon footprint and provide a secondary energy source.

All occupiers will have access to the Club10 lounge and south facing terrace on the Third floor. Additionally occupiers on the Lower Ground, First, Fifth and Sixth floors will have access to private external areas, providing them with outdoor spaces in which to meet, work or relax.

Cycle facilities and the Cat A offices reserved for SME occupiers are accessed from Angel Mews, creating a new sense of place and destination to the rear of the building.

Third floor – Club10 lounge & terrace



With 1,848 sq ft of bookable event space, offering a 14 person meeting room, breakout areas, and south facing terrace that is available for all in the building.

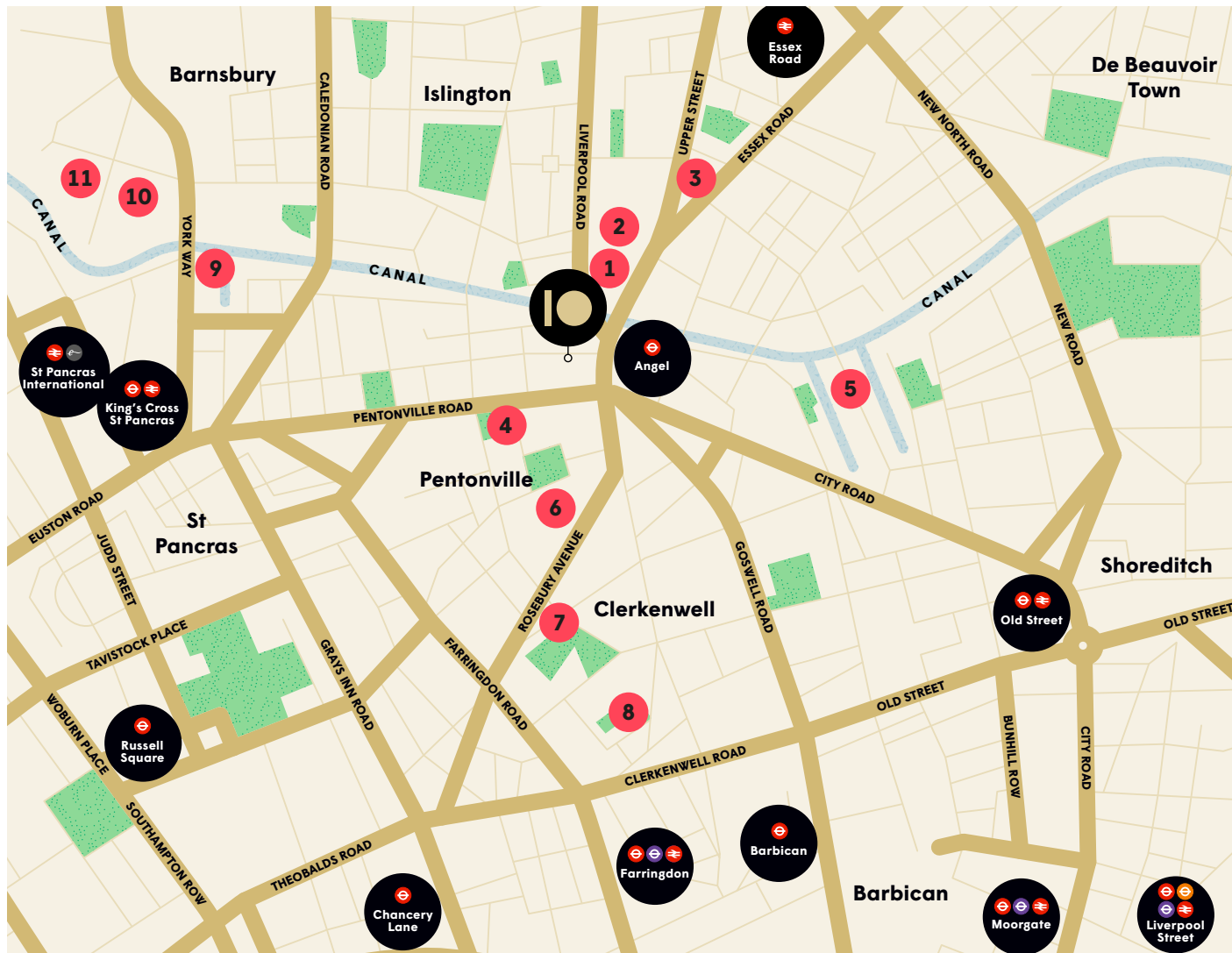
Location

Be at the centre of it all

Islington is an exceptional lifestyle and cultural destination – and with Angel providing excellent transport links – occupiers can take full advantage of amenities on the doorstep – and further afield.

Local area

10 White Lion Street is at the epicentre of buzzing new local destinations and celebrated old favourites. All connected by an excellent array of transport options. Making it easy for employees to travel here and enjoy nearby amenities.



Key locations

- 1 Angel Central
- 2 Business Design Centre
- 3 Islington Green
- 4 Claremont Square
- 5 City Road Basin
- 6 Sadler's Wells Theatre
- 7 Exmouth Market
- 8 Clerkenwell Green
- 9 Kings Place
- 10 Central St Martins
- 11 Coal Drops Yard

Below_ Sadler's Wells Theatre



Local area



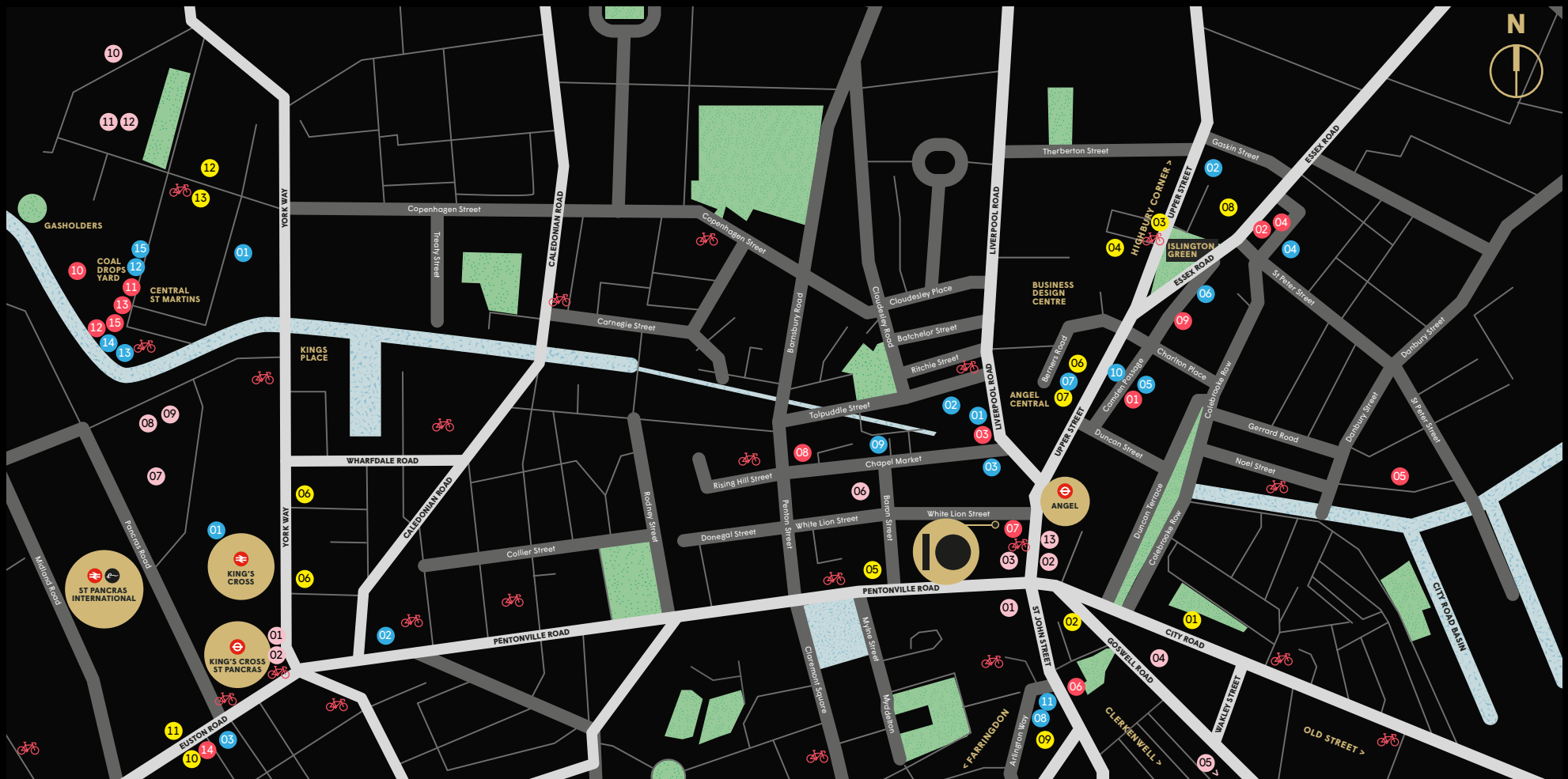
Sample nearby Exmouth Market's neighbourhood bars & restaurants – and stop for a drink at Clerkenwell and Farringdon's celebrated pubs.

Or travel west along the Regent's Canal to King's Cross and Coal Drops Yard's curated cultural, retail and dining offering. And then back to the East, Old Street – still leading the way with evolving food, fashion and cultural trends. The good news is they are all within easy reach.



Clockwise from top left:
– King's Cross Station
– Jerusalem Tavern– Clerkenwell
– Islington Green
– Sardine – Hoxton
– Pizza Pilgrims – Exmouth Market





Amenities/ Occupiers In the mix

● Local occupiers

- 01 Expedia
- 02 The Office Group
- 03 Ticketmaster
- 04 Wayfair
- 05 GoCardless
- 06 Spaces
- 07 Google
- 08 Universal Music
- 09 Havas
- 10 Facebook
- 11 Sony Music
- 12 Nike
- 13 Royal Bank of Scotland

● Bars & restaurants

- 01 Frederick's
- 02 Wenlock & Essex
- 03 The Islington Town House
- 04 69 Colebrooke Row
- 05 The Island Queen
- 06 The Gate
- 07 Bill's
- 08 The Little Viet Kitchen
- 09 Sushi Show
- 10 Barrafinia
- 11 Parillan
- 12 Coal Office
- 13 Hicce
- 14 Decimo
- 15 Sons + Daughters

● Hotels & leisure

- 01 Fitness First
- 02 Virgin Active Gym
- 03 Screen on the Green
- 04 Hilton Hotel
- 05 Double Tree by Hilton
- 06 Premier Inn
- 07 Vue Cinema
- 08 Nuffield Health & Fitness
- 09 Sadler's Wells
- 10 The Standard
- 11 The St. Pancras Renaissance Hotel
- 12 Everyman Cinema
- 13 Platform Theatre

● Retail / services

- 01 Waitrose
- 02 Sainsbury's
- 03 Marks & Spencer
- 04 Cass Art
- 05 Haygen
- 06 Reiss
- 07 MUJI
- 08 Present & Correct
- 09 Chapel Market
- 10 Le Coq Epicier
- 11 Turner & George
- 12 A.P.C.
- 13 Tom Dixon
- 14 MHL
- 15 Caravane

Local amenities

Islington



Just one street across from 10 White Lion Street is the bustling Chapel Market with artisan street food stalls and market favourites – whilst in Camden Passage antique treasures and contemporary homeware sit alongside fashion boutiques and established local restaurants.

Upper Street and the roads branching from it, offer some of London's most celebrated arts venues and diverse retail amenities - all the way from Angel to Highbury Corner.



Clockwise from top left:

- Albam
- Camden Passage
- The CoffeeWorks Project
- Chapel Street Market
- Screen on the Green



Local amenities

King's Cross



King's Cross has undergone one of the largest and most exciting redevelopments London has seen in recent years. It has been transformed into a new neighbourhood of homes, shops, offices, galleries, bars, restaurants, schools and a world renowned creative arts university.

Coal Drops Yard's arrival on the scene at the end of 2018 has further cemented its reputation for cutting edge retail and leisure offering, only a short stroll or bike ride away.



Clockwise from top left:

- Canalside relaxing
- Hicce
- Regent's Canal Towpath
- Beer + Burger Store
- Wolf & Badger



Local area

Travel times

The building's position with Angel underground station just a few steps away – means whether travelling to the West End, East End or indeed north or south of the river are all easily connected. King's Cross and St Pancras stations is also a few minutes away by tube, taxi or bus providing national rail and Eurostar services.

As well as this, the new Elizabeth Line service, accessible from both Moorgate and Farringdon connects the east and west of the capital and beyond.



All times in minutes.
 Tube/train travel times from Angel station.
 Elizabeth Line times from Moorgate/Liverpool Street station.
 Walk and cycle times from the building. Source: TFL.

Lines

- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- Elizabeth

The building

**Space
that works
for you**

Reception



Reception

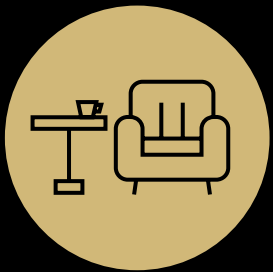


The stunning reception provides a warm welcome – with touchdown space for those that want to hit the ground running.

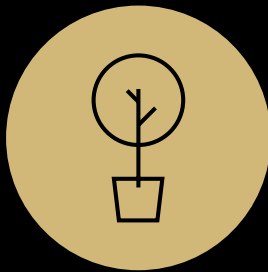


Specification

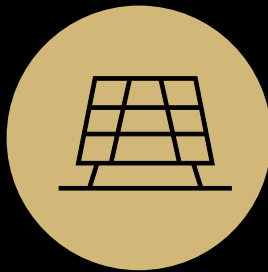
10 White Lion Street provides considered and flexible office space complemented by design details throughout the building—creating a truly inspiring building for businesses and their staff in Islington.



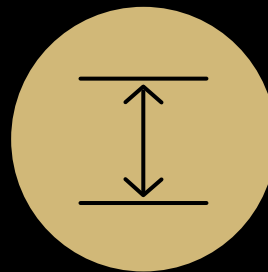
Club10 Lounge with board room and terrace on third floor



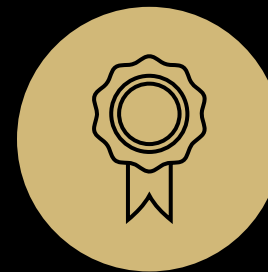
Communal terrace on 3rd floor and LG courtyard



PV panels and green roof technology to lower building's carbon footprint



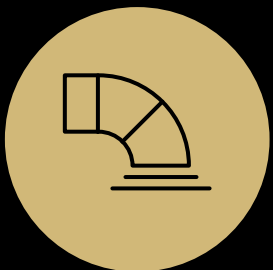
2,975mm to 3,950mm floor to ceiling height, with 130mm floor void



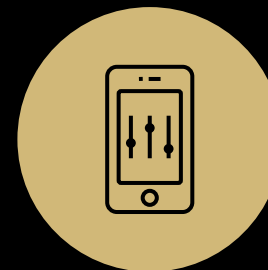
WELL Gold Rating, BREEAM Excellent & EPC Rating A



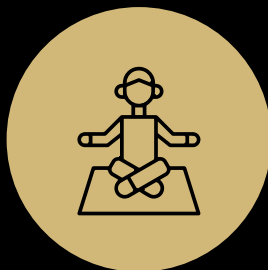
WiredScore Platinum



Exposed services providing advanced air filtration



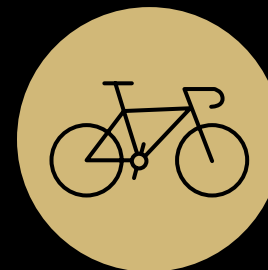
Smart app controlled suspended LED lighting



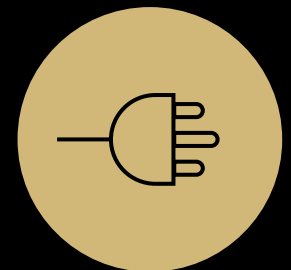
Ancillary space for wellness uses



6 showers and lockers



80 cycle spaces, cycle lift, and maintenance station



Electric charging points

Accommodation

Floor	Finish	sq ft NIA	sq m NIA
Sixth Terrace			Let
Fifth Terrace			Let
Fourth			Let
Third Terrace			Let
Part Second	Plug & Play	5,560	516.5
First Terraces			Let
Ground Ancillary	CAT A CAT A	8,546 619	794 57
Lower Ground Ancillary	CAT A CAT A	4,917 2,398	457 223
Total		22,040	2,047.5



*Subject to final measurement upon completion of development.
Ancillary space is reserved for Small to Medium Enterprises (SME)

Ground / Lower Ground Floors



A self contained unit at ground and lower ground levels provides an impressive connected duplex, accessed both from White Lion Street and internal passenger lift lobby.

Lower Ground Floor

Office (CAT A)

4,917 sq ft / 457 sq m

SME – Unit B (CAT A)

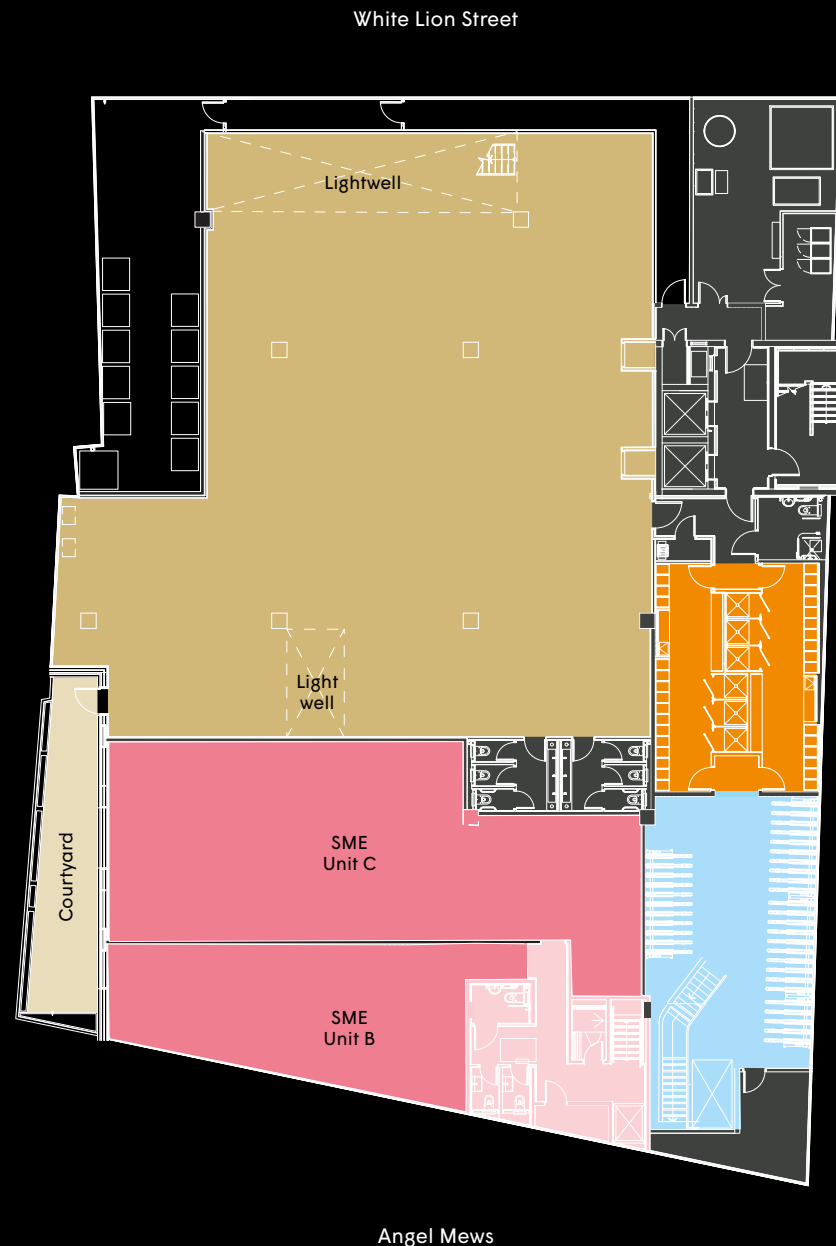
816 sq ft / 76 sq m

SME – Unit C (CAT A)

1,582 sq ft / 147 sq m

- Self contained office
- SME space
- SME shared space
- Bike store and lift
- Showers
- Courtyard
- Core

Floor plans not to scale.
For indicative purposes.



Lower Ground Floor – Cat A



Ground Floor

Office (CAT A)

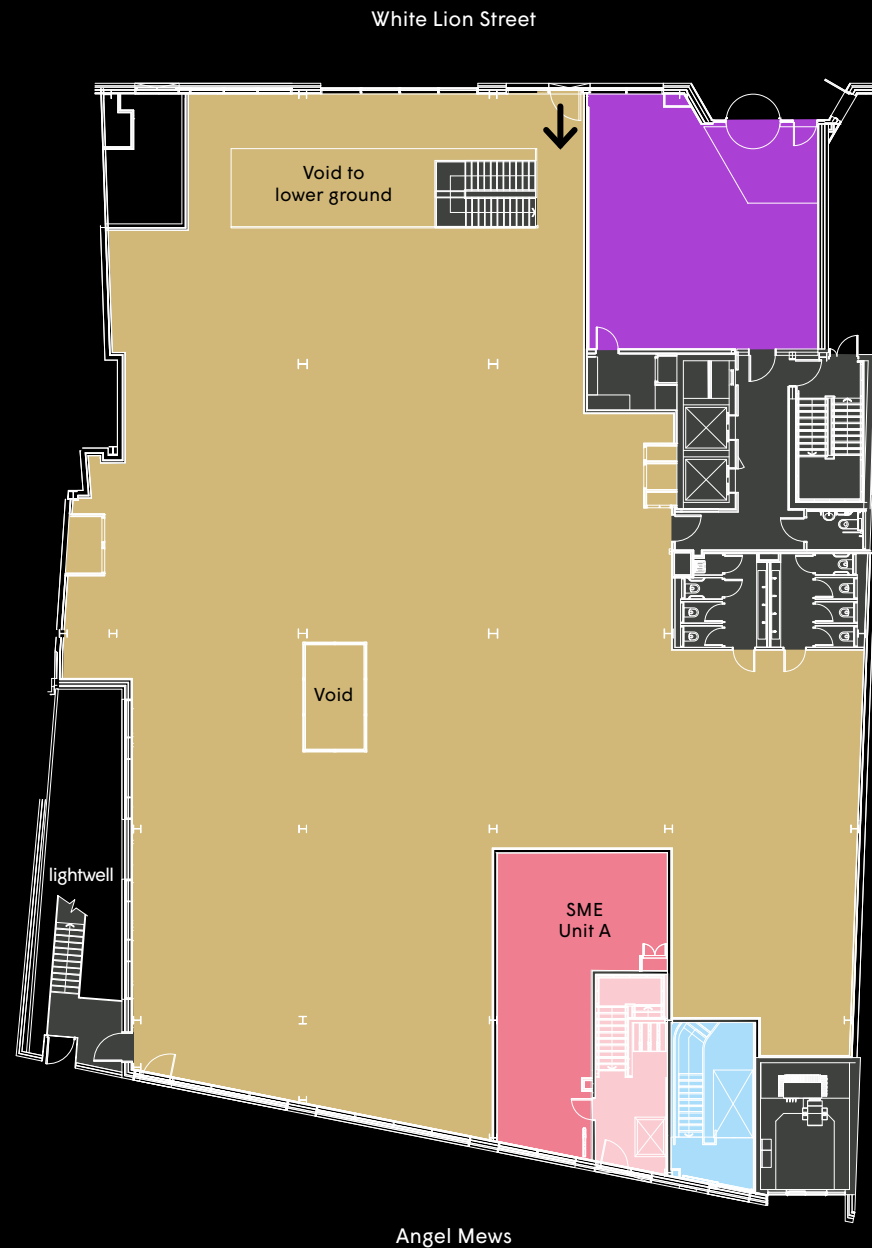
8,546 sq ft / 794 sq m

SME – Unit A (CAT A)

619 sq ft / 57 sq m

- Self contained office
- SME office space
- SME entrance and lift
- Bike entrance and lift
- Reception
- Core

Floor plans not to scale.
For indicative purposes.



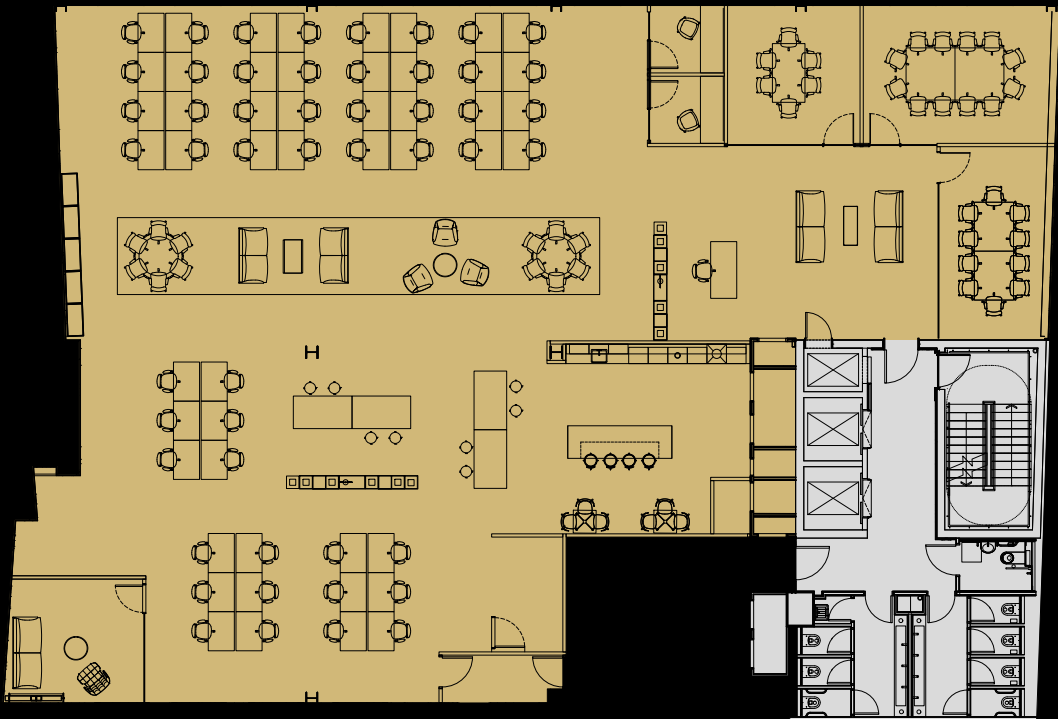
Ground Floor – Cat A



Second Floor

5,560 sq ft / 516.5 sq m
(Plug & Play)

White Lion Street



Angel Mews

Workstations	50	6 person meeting room	01	Lounge area	01
12 person boardroom	01	Executive office	01	Call pods	02
10 person meeting room	01	Kitchen / breakout area	01	Reception	01

- Office
- Core

Floor plans not to scale.
For indicative purposes.



Part Second Floor

This efficient, flexible floor plate is complemented by design details throughout the building providing an inspiring environment.



Part Second Floor Kitchen / Breakout CGI

Part Second Floor



Part Second Floor Reception CGI

Specification

**It's all in
the detail!**

Technical Specification

1. KEY DIMENSIONS

Typically a 2975mm clear raised floor finish to exposed soffit with a 130mm raised floor (100mm void).

All dimensions subject to final survey and installation.

2. GENERAL

The building comprises of structural steel columns and beams with concrete hollowcore planks. Steel columns and beams to have intumescent fire protection in line with Fire Engineers report. Typical floors have adopted bays of 7.5m x 10m 250mm thick precast concrete planks with 75mm structural insitu topping.

3. OCCUPATIONAL DENSITIES

Building Services

1:8m² of net lettable office space.

Toilets

1:8m² of net office space to comply with BS 6465-1:2006+A1:2009 and BCO Guide 2009 at 120% gender provision and 80% utilisation factor.

Means of Escape

1:6m² of net office space.

4. ROOF & TERRACES

The proposed development will utilize blue roofs to meet the rainwater attenuation requirements. Rainwater calculations are provided in the Stage 3 report.

Planning condition for a wildflower green roof has been specified in the stage 3 report. The proposed waterproofing to the roofing is hot melt system with concrete upstands for robustness as most suitable for green and blue roof systems.

Terraces are provided to the 6th floor, 5th floor, 3rd floor and 1st floor.

5. CIRCULATION

2 new office passenger lifts (2 x 10 Person 800 kg Passenger lifts). Serving main office entrance and levels, lower ground-sixth floors.

One of the lifts is to have fire-fighting facilities

All lifts shall be in compliance with British Council for offices (BCO) 2014 the firefighting lift shall comply with EN 81-72: 2015.

1 general access staircase finishes with concrete tile and carbonium nosing

1 external galvanised escape stair.

6. EXTERNAL FINISHES SUMMARY

Cladding

High quality grey brickwork supported by SFS system and reconstituted white stone to above windows and window cills. Special brickwork to below windows.

To upper levels the cladding is a bronze colour standing seam zinc on a SFS system.

Glazing

High quality fixed vent composite window system with anodized external finish and timber internal frame

Curtain Walling System

Ground floor

Capless stick system structurally glazed with anodized finish

Upper floors

Capped stick system curtain walling with anodized finish.

Metal Work

Laser cut Patterned Anodized Aluminium to entrance portal.

7. INTERNAL FINISHES SUMMARY

Office Floors

Drop in medium grade metal raised access floor with plasterboard wall, exposed concrete soffit, exposed galvanised services and suspended light fittings.

Reception

Polished concrete floor with laser cut metalwork feature panels and integral lighting.

Stairs

Concrete effect tile and carbonium nosing with timber handrail and black metal balustrading.

Washroom & Showers

High quality sanitaryware, fixtures and fittings. Tiled walls and concrete effect tile floor.

8. BUILDING LOADINGS

Typical Upper Floor

Imposed Loads	(kN/m ²)
Live load	3.0
Partitions	1.0
Total	4

9. MECHANICAL SERVICES

Utility Supplies – Incoming Services

The existing services to the site will not be suitable for retention with the new scheme and will need disconnection and renewal.

Electrical Supply

The existing electrical supply will need to be approximately 600kVA (800A TP&N Service) for the speculative office development. Units A, B & C will be provided with 100A TP&N services with supply capacities of 20kVA.

Gas Service

The existing gas service to the site is to be surveyed and disconnected. A future gas supply has not been considered. The means of providing an efficient HWS supply may require the use of a modest gas supply.

Water Supply

A new water main shall be installed (65mm) from White Lion Street to feed directly into an attenuation tank prior to the pressurised water supply system. Each Unit A, B & C shall have an independent water supply.

Drainage Services

The existing drainage services to the site will need renewal and replacement with Rainwater attenuation required to meet planning requirements (refer to structural engineers for details).

Telecoms and Fibre

New telecoms and fibre infrastructure will be required to the site in accordance with the Wired Score aspirations for the development. Diverse routes into the building will be required from Angel Mews and White Lion Street, enabling a WiredScore platinum target to be attained.

Duct facilities shall be provided to Units A, B & C.

10. M&E SERVICES DESIGN SUMMARY

DESIGN STANDARDS

Mechanical Services

The M&E services proposed have been assessed on the following basis to obtain the conditions specified.

External Conditions

Winter	-4°C/saturated
Summer	30°C db/19°Cwb

External heat rejection plant (VRF condensers) to be selected against 32°C ambient conditions to allow for plant enclosure effects.

Internal Conditions

Offices

Winter	20°C + 2°C
Summer	23°C + 2°C under peak conditions
Circulation Areas	18°C (heated only)
Toilet Areas	18°C (heated only)

Occupancy

The occupancy density for calculations of thermal loads shall be based upon one person per 10m². Heat output per person shall be assumed as being 90 Watts (sensible) and 50 Watts (latent) during summer peak. Occupancy for public health and lift provisions shall be based on

One person per 8m².

Infiltration

Allowances for heat gains and losses due to natural air infiltration shall be based on the following air change rate:-

Summer	0.5 air changes per hour
Winter	1.00 air change per hour

The infiltration rate will need to be reviewed against the building air permeability target of 4m3/h.m²

Noise Criterion

The mechanical services shall be designed and equipment selected to achieve a noise rating not exceeding the following:-

General Open Plan Office	NR 38
Toilet	NR 40
Lift Lobbies/corridors	NR 40
External site boundary	Subject to survey of existing levels.

Fresh Air

Fresh air allowance of 12 l/s per person shall be provided for office areas at 1 person per 8m².

Lower ground plant areas:

Mechanical ventilation under normal condition - 3 ac/h

Smoke extract - 10 ac/h (based on largest room size).

Environmental Control

The offices will be comfort cooled by a Variable Refrigerant Volume (VRV) heat recovery system.

The Ground Floor Office Reception area will be air conditioned by a dedicated (VRV) heat pump system.

Heating System

Stairwells and ancillary spaces will be heated by electric radiators with standalone temperature and time clock controls. No gas supply will be provided to the office areas.

Soil & Waste Water System

A fully vented soil system will be provided to remove the effluent from the various sanitary appliances throughout the offices demise. Dedicated soil and vent pipes with branch connections will be provided in the Cores to serve Tenant's Tea Stations.

Rainwater System

The rainwater system will carry rainwater from roof levels via gravity. Using the minimum of pipe work and fittings necessary, the risers will connect at high level ground and lower ground floor to the existing under slab drainage system.

Technical Specification

Potable Cold Water Supply System

The office boosted potable cold water mains supply will be provided and distributed through dedicated landlord's risers to provide water to the toilet core. Valved and capped drinking water connections will be provided within each office floor for future tenants needs.

Domestic Hot Water Service

Hot water will be provided to the offices by centralised, modular low water content vessels with quick recovery served by the air source heat pumps (entrance) with electric immersion heater back-up. The hot water will be distributed through the dedicated landlord's risers using a two pipe circulation system, providing hot water to each toilet core.

11. BUILDING MANAGEMENT SYSTEM

A BEMS controls system will be provided to give fully automatic control of the HVAC systems.

Dry Riser

One dry riser/falling mains will be provided in the building within the firefighting core to serve all floors apart from the ground floor. The dry riser inlet will be located in the façade of the building on the elevation.

Lighting Heat Gain

The design of the air-conditioning system shall allow for a heat gain, due to artificial lighting, of 8 W/m².

Small Power Gain

The design of the air-conditioning system shall allow for heat gain, due to small office equipment of 25W/m².

ELECTRICAL SERVICES

The electrical installation shall be designed to the following criteria:-

General Lighting

Lighting will be designed generally in accordance with the CIBSE code for interior lighting to allow tenants to comply with the CIBSE lighting guide for office lighting and BS EN 12464-1-2011 office lighting.

Lighting controls will include daylight management to perimeter offices and occupancy control to all spaces. Lighting shall be direct/indirect with hard worded lighting control modules.

Lighting

Office Lighting	350 – 400 lux
Core / WC Lighting	150 – 200 lux

Power

Small Power Tenants	25 W/m ²
Lighting Tenants	8 W/m ²

Emergency Lighting

1 lux along defined escape routes in accordance with BSEN 1838 (BS 5266).

Fire Alarms

An analogue addressable Type L2 system protection of all escape routes from the building. Protection of life in accordance with BS 5839 part 1, with single stage evacuation.

Life Safety Systems

All life safety systems will be provided with an emergency generator supply via a change-over arrangement directly adjacent to the points of supply.

The Life safety system will comprise of:

Firefighting Lift
Fire shaft smoke ventilation
Lower ground smoke extract system

BREEAM

The building services systems have been designed to meet the building BREEAM target of "Excellent" (2014).

Be Lean

- Improved U-values
- An air permeability rate of 4m³/(h.m²) at 50 Pa
- Windows with low G-values of 0.4 to reduce overheating risk
- Energy efficient lighting and heating and controls
- Appropriate energy metering and monitoring
- Provision of energy efficient appliances

Be Clean

Highly efficient Air Source Heat Pumps, to provide heating and cooling. With a high COP and Seasonal efficiency rating.

Be Green

Photovoltaic array to displace grid electricity

BREEAM

BREEAM New Construction 'Excellent' Rated targeted

CIBSE TM52

Dynamic Simulation Model (DSM) to ensure thermal comfort to users

Well

Building being assessed to Well Standard B1

12. INTERNAL FINISHES: LANDLORD'S AREAS

Entrance Hall & Ground Floor Lift Lobby Floor

- Proprietary screed floor system prepared to receive high quality floor finish (polished concrete). The system incorporates entrance matting within a stainless steel mat well frames.
- Walls Full height lasercut metal with integral lights.
- Floating Bench.
- Walls around Stair – Fire Rated Crittal effect glazing.
- Wall Between demise – blockwork with plasterboard finish and graphics.
- Fitments Building address signage and tenant directory to be integrated into feature metalwork to walls.
- Bespoke reception desk with integral lockable storage, service facilities and controls compliant with current accessibility recommendations. The desk finishes will be high quality to complement reception materials. Black metal steel carcass and corian work top.

Stairs

- 10mm concrete effect tile floor finish and carbonium stair nosing's to concrete treads, risers and half landings and landings. Balustrades to be black metal and tubular timber hardwood handrail.
- Walls Painted plasterboard dry lining & crittal 60min FR glazing to face lifts.
- Lighting integrated linear strip underneath stair.

Core

- 10mm concrete effect tile floor finish.
- Ceiling Painted plasterboard ceilings to stairs, stair lobbies and full landings.
- Recessed lights and emergency light fittings will be provided to landings and stair lobbies.
- Fire escape signage and floor numerals will be provided within lobbies.
- Doors Fire-rated timber laminate doors with vision panels and stainless steel ironmongery.
- Full height lasercut metal panels to lift walls.

Passenger Lift and Passenger / Fire Fighting Lift

- Floor High quality floor finishes to match reception area.
- Walls High quality wall finish. All fitments are satin stainless steel PPC block.
- Ceiling Integrated lighting into ceiling panel.
- Lift doors, lift architraves and feature overhead to be blackened metal

Male and Female Toilets

The internal toilet finishes will be as follows:

- Floor – Concrete effect tile
- Sink Area - Walls High quality full height tiled walls
- Cubicles Doors - Solid core and timber laminate.
- Toilet Cubicles - Full height painted plasterboard partitions to the toilet cubicles with panelling comprising full height, high quality laminate partitions with metal trim to back wall with integral push-flush button to WCs.
- Ceilings Painted plasterboard ceilings installed throughout. Down lighters to WC cubicle and feature wall lighting to mirrors.
- Vanity Top Proprietary corian troughs with integral basins and surface mounted infrared taps.
- Sanitaryware Sanitary fittings are white glazed vitreous china fixed back to Geberit cisterns behind accessible laminate panels.
- Sundry Items Built in soap dispensers and paper towel dispensers / hand dryers below integrated into feature mirror.
- Toilet roll holders and toilet brushes to be stainless steel and wall fixed. Coat hooks behind door with integrated door stop.
- Each separate sex washroom will provide one ambulant toilet with handrails

Accessible Toilets

- Sanitary fittings and accessories are provided and will match high quality finishes within main toilet areas. Grab rails and sundry items to be stainless steel.
- 1 No. separate unisex fully accessible toilet will be provided on each floor of office accommodation.

Office Floors

- Raised access metal tile floor on pedestal with 100mm void
- Exposed services. galvanised ducts.
- Ceilings to be exposed concrete plank finish.
- Window frame colour - Oak
- Walls – Painted plasterboard
- Suspended light fittings with integrated PIR and emergency pack.
- Knockout panels in concrete soffit to link floors – methodology provided by structural engineer. Tenant to submit proposals to SE for approval.

Cycle Changing and Shower Facilities

Secure cycle storage facilities are provided to the rear of the building and will be accessed from Angel Mews.

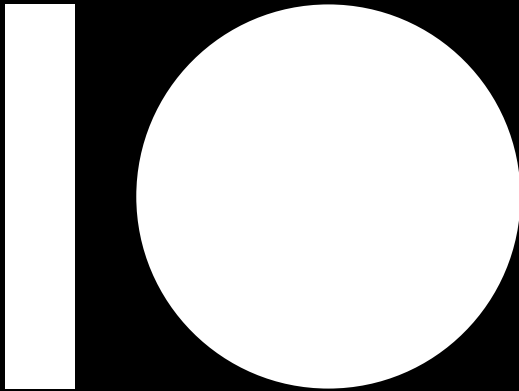
Total cycle storage = 80 cycles

Total Lockers = 96 lockers

- Two tier cycle system will be provided – to be hot dip galvanized.
- Cycle lift will be provided between ground floor and lower ground
- Stairs to be blackened metal chequer plate finish with black metal balustrade.
- Floor finish will be non slip painted concrete for a robust finish.
- Cycle changing and shower rooms will be painted plasterboard walls, painted plasterboard ceilings and ceramic floor tiles throughout. Wall tiling will be provided to the shower areas.
- Floor drainage channels will be provided to the cycle store, changing and shower areas.
- Laminate lockable changing room lockers will be provided.

SME

- SME spaces will be CAT A fit out with shared WCs. Specification to match main Washrooms.
- 130mm Metal tile raised access floor.
- Walls to be blockwork with plasterboard lining.



**white
lion
street**



Angel N1

Contacts

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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london