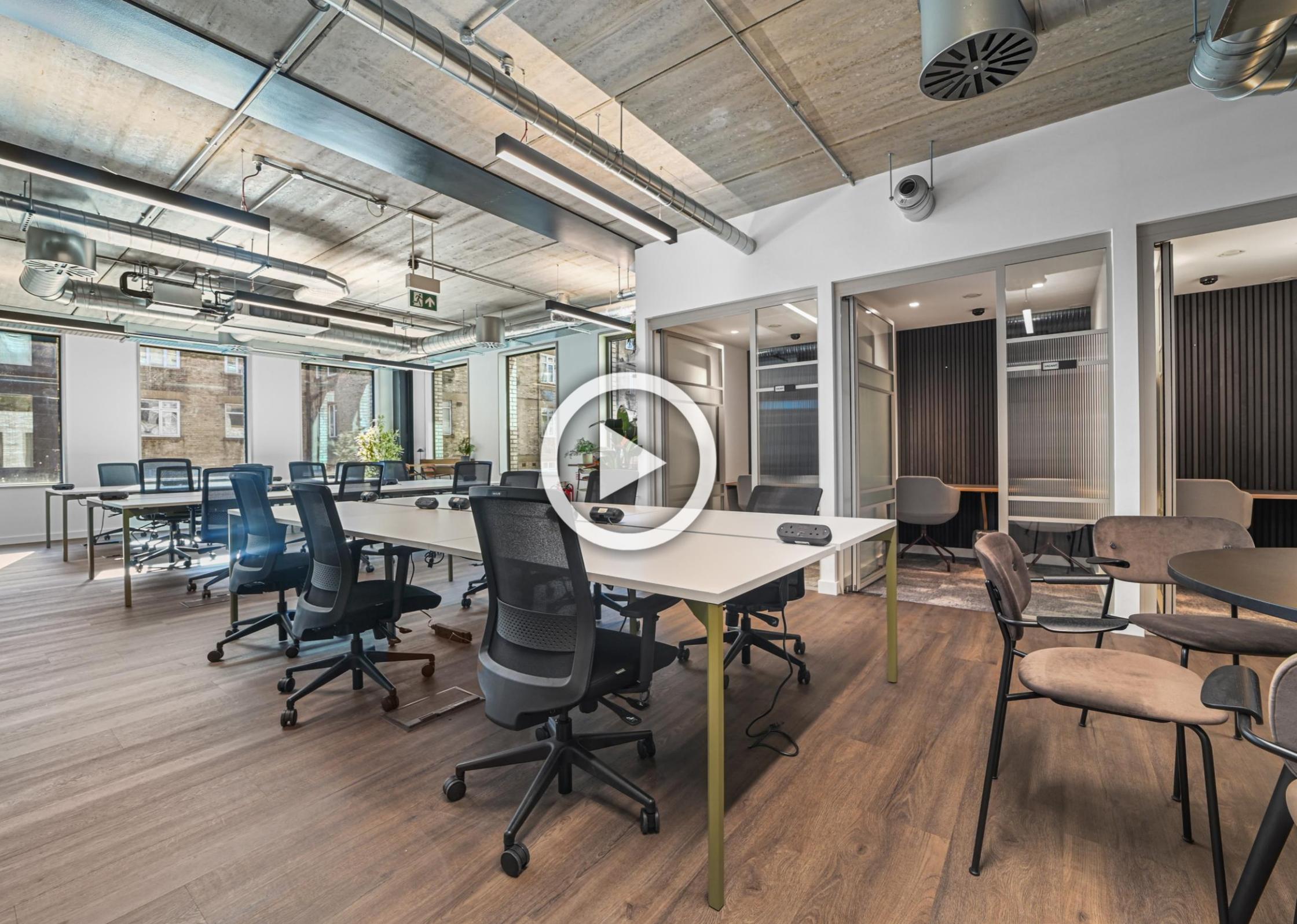


**10 WHITE LION  
STREET, 2<sup>ND</sup>  
FLOOR, NI**

2,653 SQ. FT

BEST IN CLASS MEDIA STYLE OFFICES

ANGEL, NI







## DESCRIPTION

10 White Lion Street provides Grade A, fully fitted office space in the heart of Angel. The building boasts a high level of specification and excellent ESG credentials, with a focus on wellness and sustainability.

The available space comprises 2,650 sq ft on the 2<sup>nd</sup> floor and will be fitted with 20 workstations, large boardroom, kitchen and breakout. Occupiers benefit from the manned reception, tenant lounge and roof terrace

## AMENITIES



CONCIERGE



GREAT CEILING HEIGHTS



BIKE RACKS



AIR CONDITIONING



FULLY FITTED



ROOF TERRACE



EXCELLENT TRANSPORT LINKS

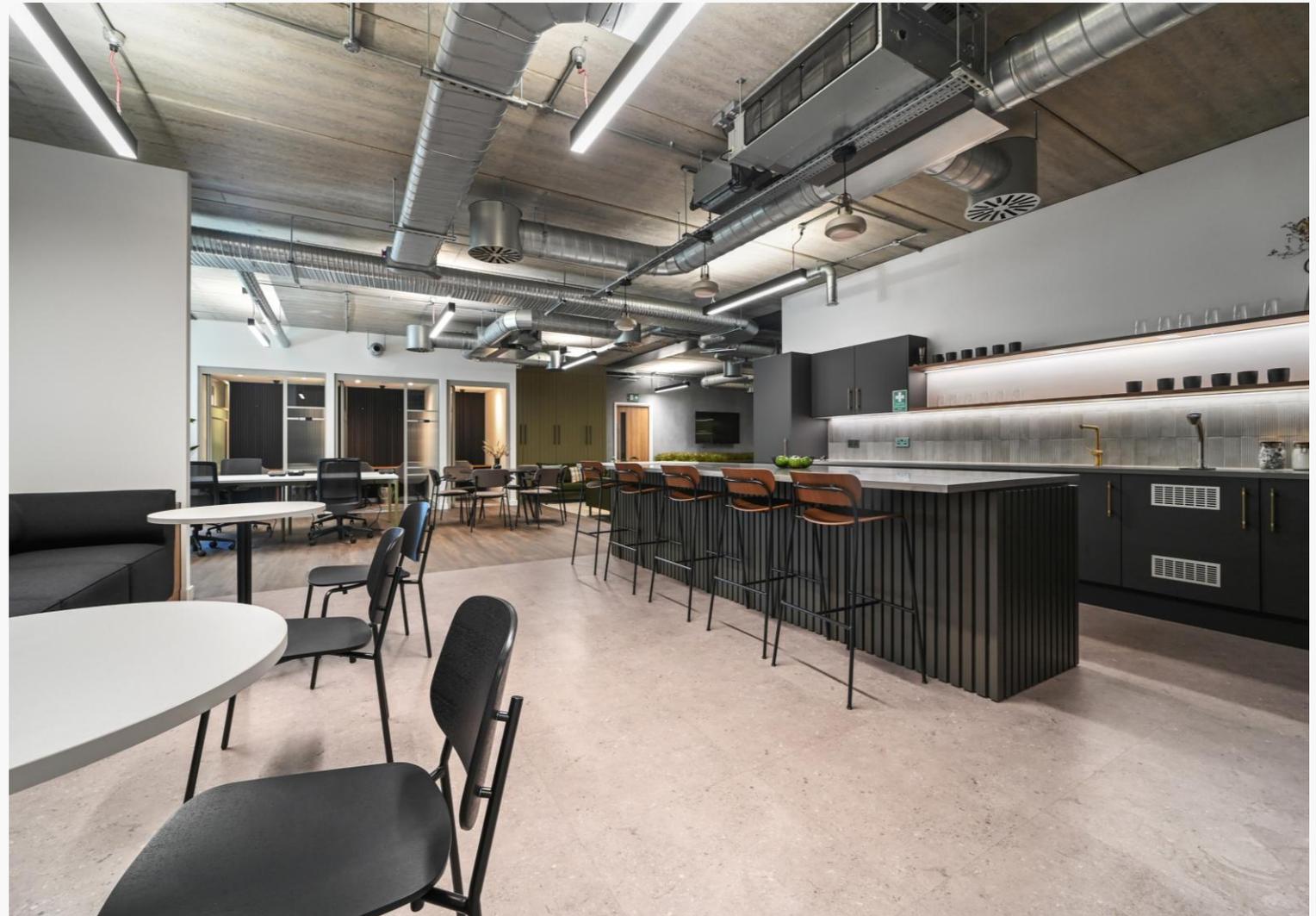


MEETING ROOMS



LIFT

## BEST IN CLASS MEDIA STYLE OFFICES







## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 <sup>ND</sup> Floor (part)	2,653	Available	£69.50	£20.00	£10.00	£21,997

### LEASE

A new minimum lease term of 3 years, 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.

# VIEWINGS VIA JOINT SOLE AGENTS

## **BELCOR**

020 7375 3444  
agency@belcor.london  
www.belcor.london

## **STRETTONS**

020 8520 9911  
www.strettons.co.uk

## **TEAM**



**JOE MEISEL MRICS**  
**PARTNER**  
jm@belcor.london  
07872 350 838



**OLI COHEN**  
**PARTNER**  
oc@belcor.london  
07740 110 063



**LUCY STEPHENS**  
**DIRECTOR**  
ls@belcor.london  
07789 843 729

020 7375 3444  
www.belcor.london