

**74-77 WHITE LION
STREET, NI**

1,345 - 7,546 SQ FT

NEWLY REFURBISHED WAREHOUSE

STYLE OFFICES

ANGEL, NI



THE THREE JOHNS

Bradley Close

the family club

LOADING ONLY



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



EXCELLENT
NATURAL LIGHT



GREAT CEILING
HEIGHTS



BIKE RACKS



AIR
CONDITIONING



GOOD FRONTAGE



WAREHOUSE
STYLE FEATURES



EXCELLENT
TRANSPORT LINKS



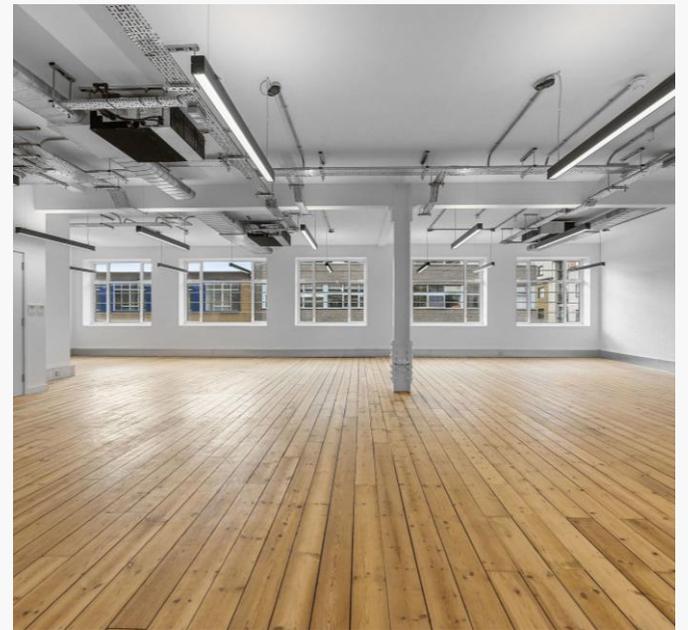
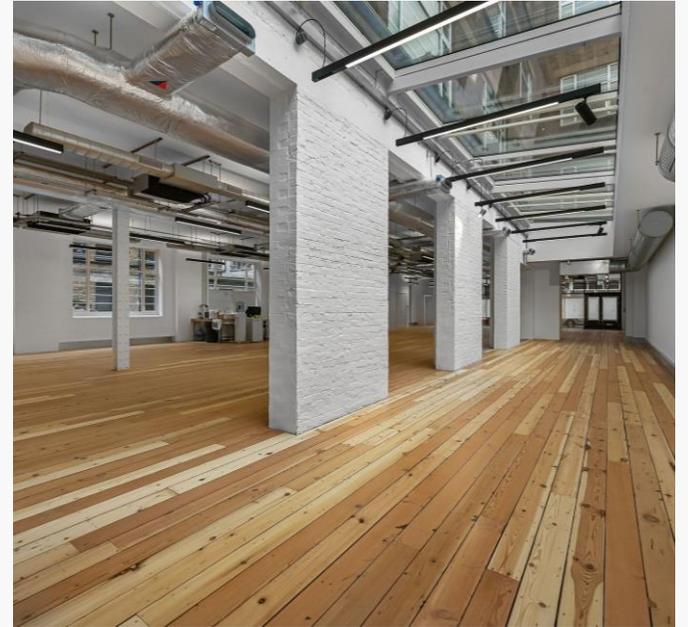
SHOWERS



LIFT

COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING





TRANSPORT

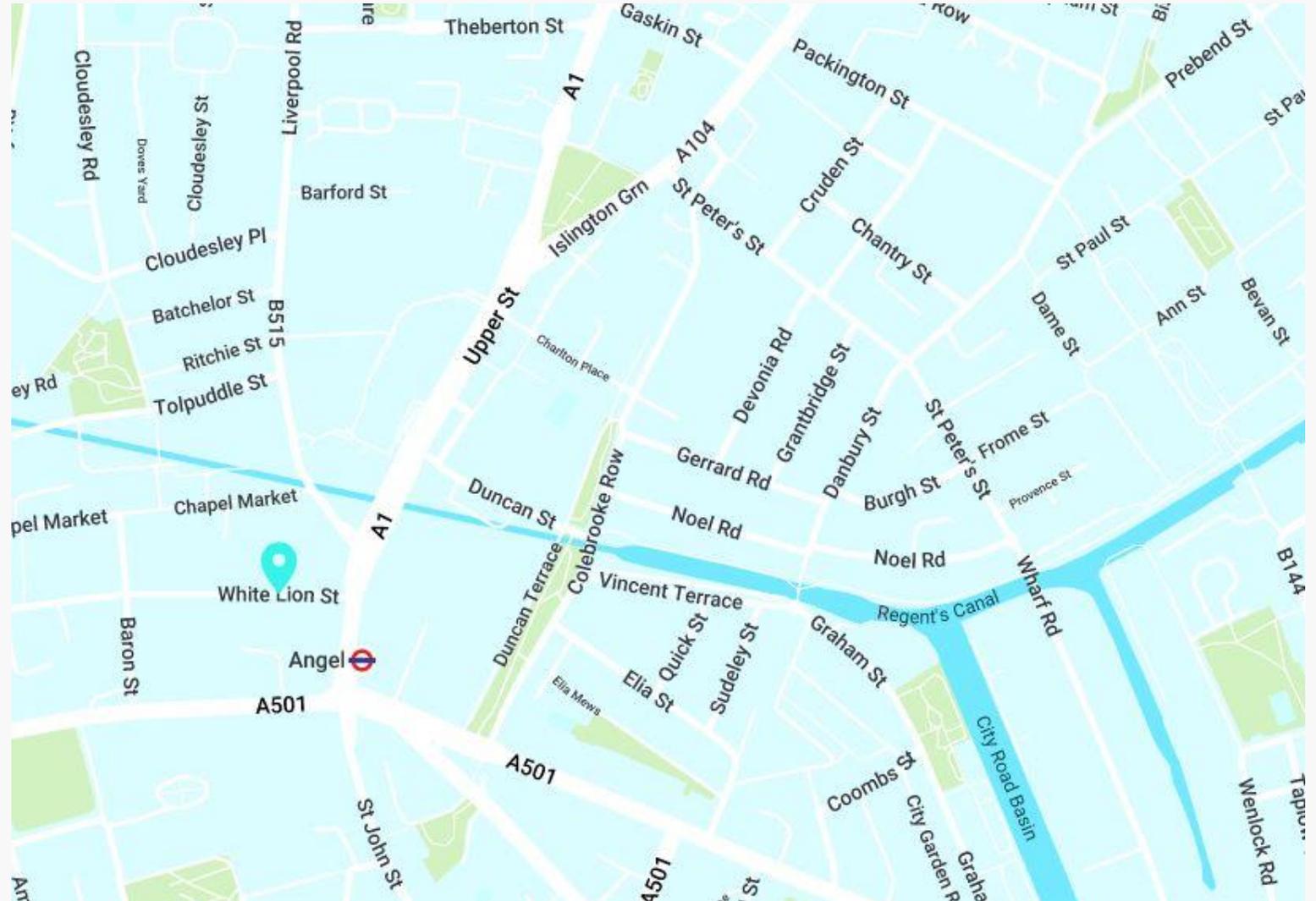
Angel – 2 mins



Kings Cross – 15 mins



LOCATION



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.

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
1 st	3,100	Available	£49.50	£18.00	£6.00	£19,245.83
2 nd	3,100	Available	£49.50	£18.00	£6.00	£19,245.83
3 rd	1,346	Let	£49.50	£18.00	£6.00	£8,356.42
4 th	1,346	Available	£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.

VIEWINGS VIA JOINT SOLE AGENTS

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