

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



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



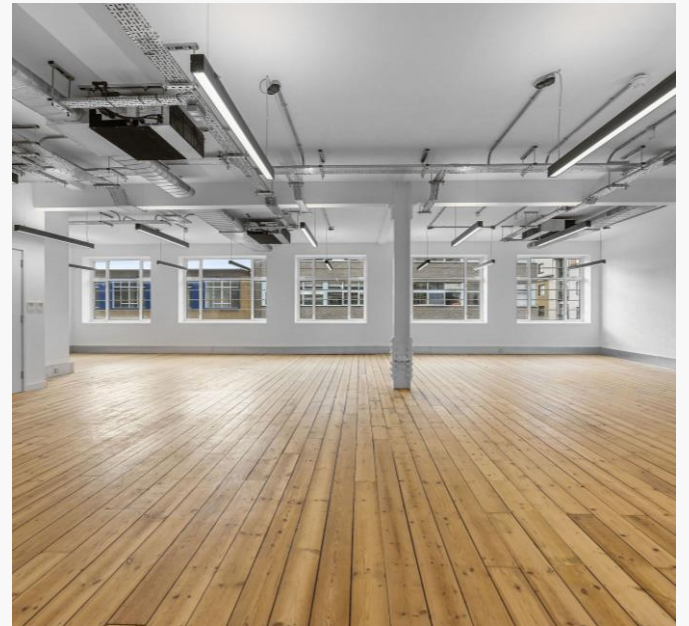
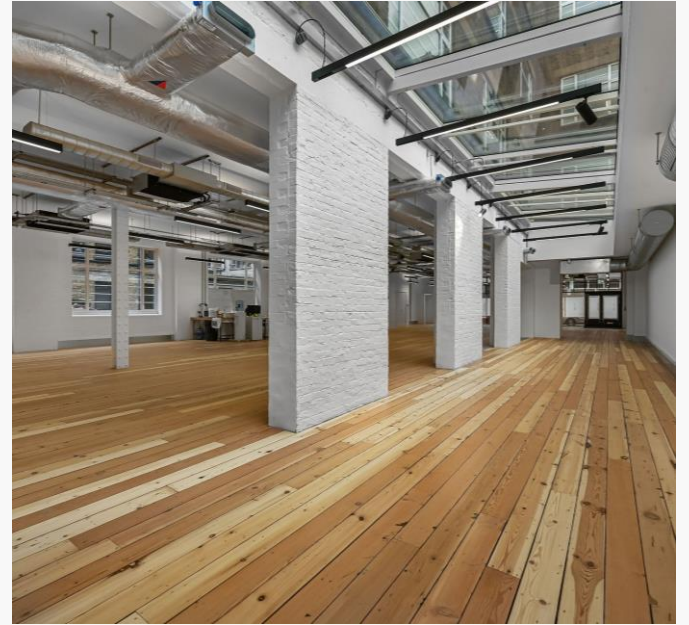
SHOWERS



LIFT

COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING







TRANSPORT

Angel – 2 mins



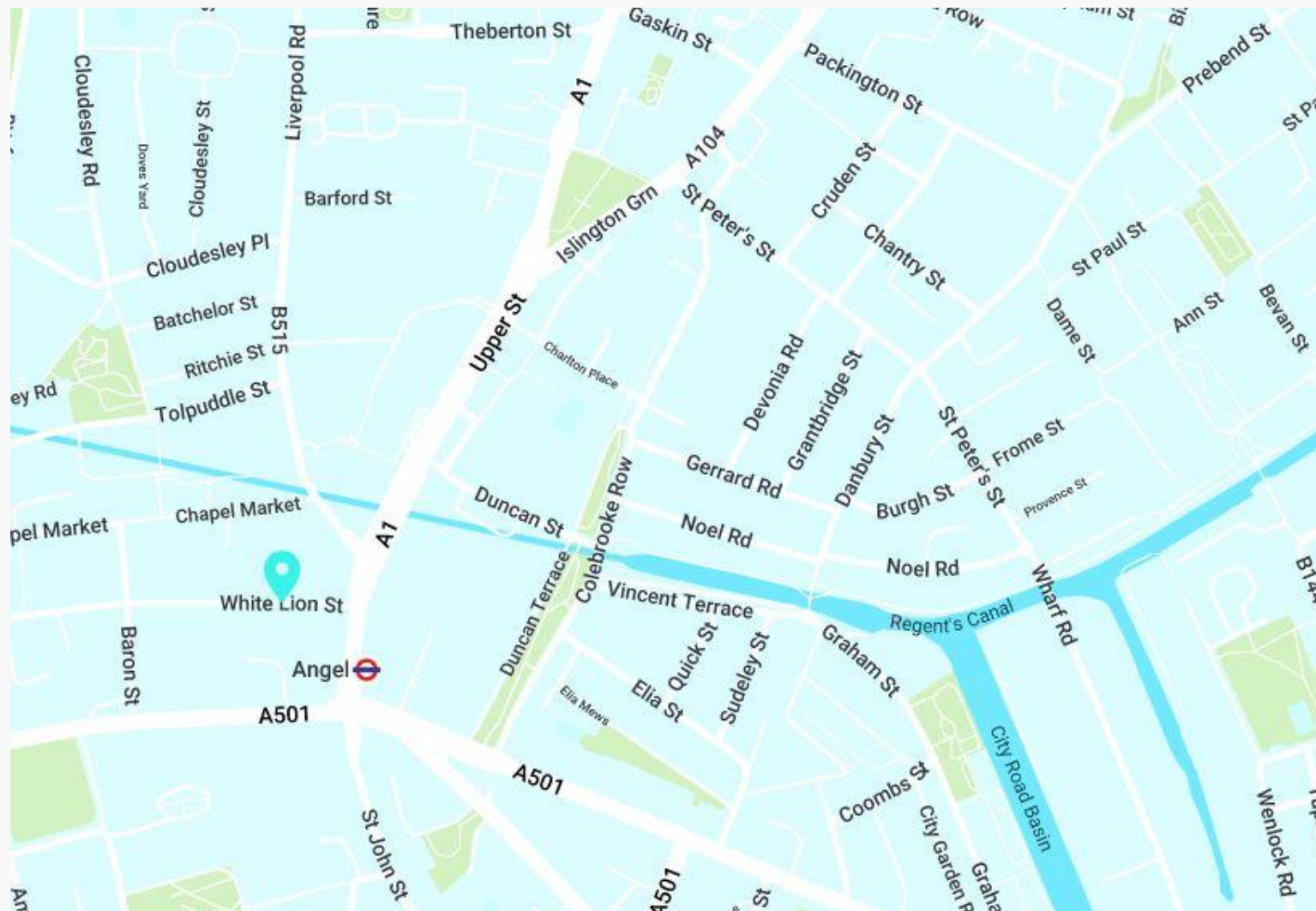
Kings Cross – 15 mins



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



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	Under Offer	£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.

VIEWINGS VIA JOINT SOLE AGENTS

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