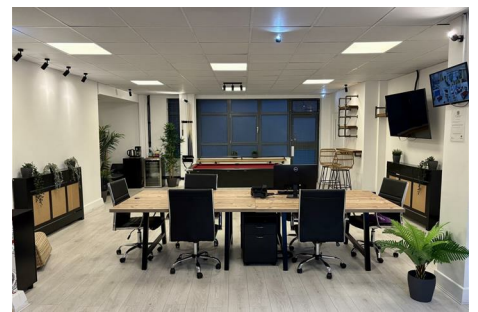
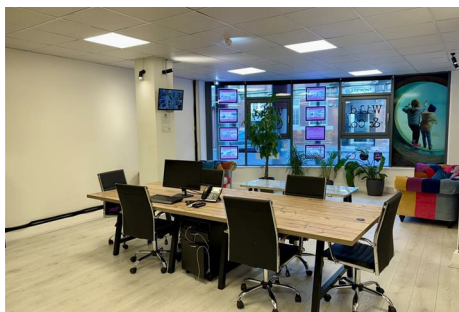


# Wild & Co.

# wildandco.uk



## White Lion Street, N1 9PF

High end office for professional services, Angel Location!

RENT INCLUDES ALL UTILITY BILLS, INTERNET AND BUSINESS RATES.

A predominantly open-plan ground floor office/studio ideal for professional, digital and creative services. Currently with class E use approx 500 sqft. Comprising an open-plan office/studio area to the front, with access to a kitchenette & WC. The office has pool table, TV and other high end touches (optional). The space will be subdivided where the front of the office is used by the landlords (Wild & Co.). There is scope for some remodelling and flexibility on the exact size of the unit.

Situated in a well known block at the Angel end of White Lion Street. Moments from Upper Street (A1) and the junction with Pentonville Road (towards Kings Cross) and City Road (towards Old Street and City of London). The area benefits from a number of bus routes, with Angel Station (Northern Line) located just a 3 minute walk away. Angel Central Shopping Centre is roughly a 4-minute walk from the property. Conveniently located for all amenities and services, with high street brands close by such as Sainsbury's, Costa Coffee, Waitrose, Marks & Spencer, Superdrug, & McDonalds.

### ACCOMMODATION

Gross Internal area; Approx 500 sq ft

### AMENITIES

Quality office/studio space

High ceilings

£2,000 |

# White Lion Street, N1 9PF



- Open-plan ground floor office/studio ideal for professional, digital and creative services
- Currently with class E use approx 500 sqft.
- Kitchenette, WC with shower
- Optional pool table, TV and other high end touches
- The space will be subdivided where the front of the office is used by the landlords (Wild & Co.).
- Available on a 1 year license - terms to be agreed
- RENT INCLUDES ALL UTILITY BILLS, INTERNET AND BUSINESS RATES
- Optional Parking at approx £300 per month

High end office for professional services.

Situated in a well known block at the Angel end of White Lion Street. Moments from Upper Street (A1) and the junction with Pentonville Road (towards Kings Cross) and City Road (towards Old Street and City of London). The area benefits from a number of bus routes, with Angel Station (Northern Line) located just a 3 minute walk away. Angel Central Shopping Centre is roughly a 4-minute walk from the property. Conveniently located for all amenities and services, with high street brands close by such as Sainsbury's, Costa Coffee, Waitrose, Marks & Spencer, Superdrug, & McDonalds.

**DESCRIPTION.** A predominantly open-plan ground floor office/studio ideal for professional, digital and creative services. Currently with class E use approx 500 sqft. Comprising an open-plan office/studio area to the front, with access to a kitchenette & WC. The office has pool table, TV and other high end touches.

The space will be subdivided where the front of the office is used by the

landlord. There is scope for some remodelling and flexibility on the exact size of the unit.

## ACCOMMODATION

Gross Internal area; Approx 500 sq ft

## AMENITIES

Quality office/studio space

High ceilings

WC with shower

Intercom

Heating inclusive

Internet set up

## SERVICES

Rent includes:

Internet

Electricity

Heating

Rates

## TERMS

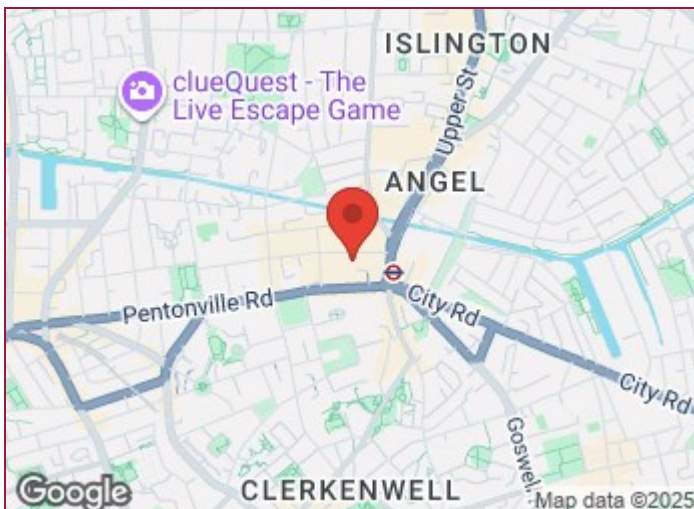
Available on a 1 year license - terms to be agreed.

## OUTGOINGS

Inclusive of rent

## PARKING NOTES


Optional Parking at approx £300 per month




## Directions

Situated in a well known block at the Angel end of White Lion Street. Moments from Upper Street (A1) and the junction with Pentonville Road (towards Kings Cross) and City Road (towards Old Street and City of London).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.