

# 10 WHITE LION STREET

Angel, London N1 9PD

TO LET

**7,163 SQ FT**  
(665 SQ M)

High Quality New Build Office Floor To Let

**Lambert  
Smith  
Hampton**



10 White Lion Street, N1 9PD

## Description

The 4th floor at 10 White Lion Street is part of a recently built development that offers Grade A workspace that focuses on wellness and sustainability. The 4th floor has been designed symbiotically with the building, with exposed services and an industrial look.

Positioned in the heart of Angel, just a minute away from Angel underground station.

## Specification

- New Build With Exposed Services
- Communal Business Lounge With Terrace Access
- Air-conditioned & Raised Floors
- Commissionaire & Spacious Reception
- EPC A and BREEAM 'Excellent'
- 2 x10 Person Passenger Lifts
- End Of Trip Facilities; Including 80 Cycle Spaces, 7 Showers, 96 Lockers And Electrical Charging Points
- Smart App Enabled Building





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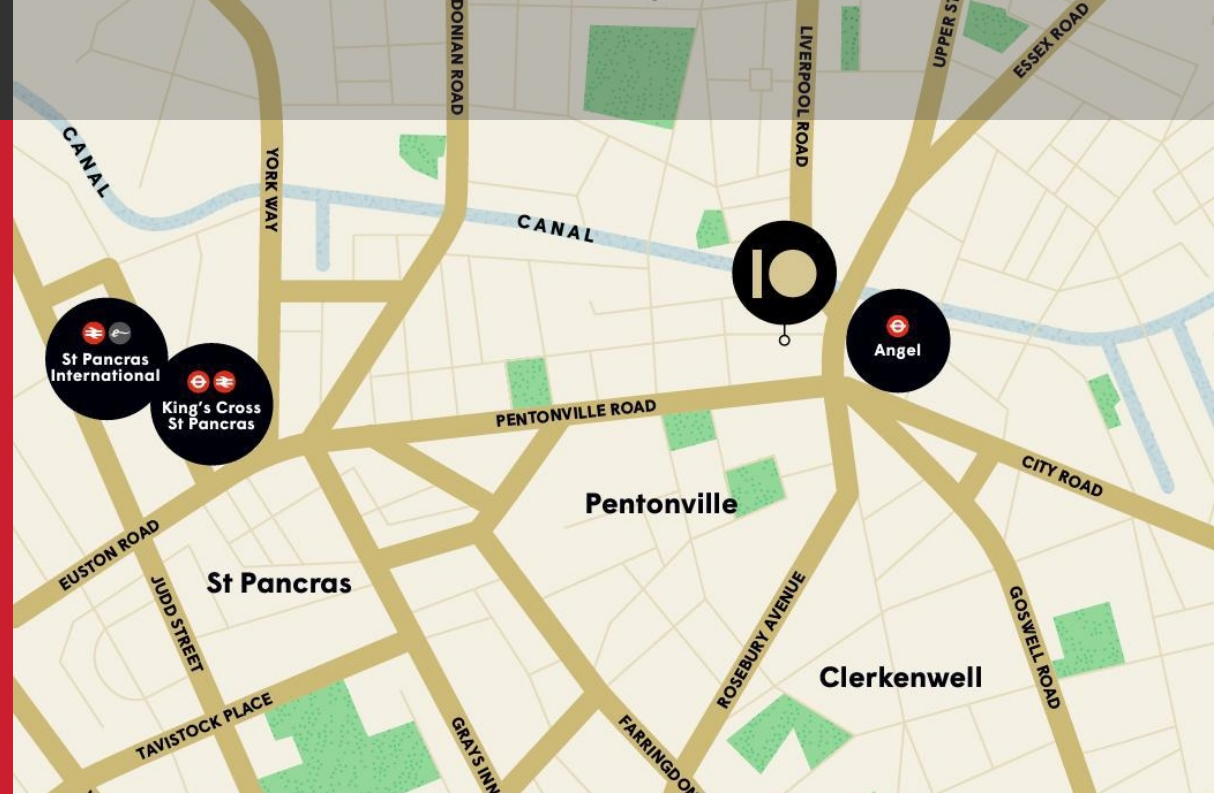
## Location

10 White Lion Street's location provides a range of amenities for occupiers and employees, to aid wellbeing 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.

## Accommodation

	Sq Ft	Sq M
4th Floor	7,163	665
<b>TOTAL (NIA)</b>	<b>7,163</b>	<b>665</b>





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## Additional Information

### EPC

EPC A | BREEAM 'Excellent' | Well 'Gold' rating |  
WiredScore Platinum | Smart App Enabled Building

### RENT

£67.50 Per Sq Ft

### BUSINESS RATES

£21.53 Per Sq Ft

For further information please visit the Valuation Office  
Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

### SERVICE CHARGE

£9.00 Per Sq Ft

### LEGAL COSTS

Each party to be responsible for their own legal costs  
incurred in any transaction.

### VAT

All prices, premiums and rents, etc are quoted  
exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the agents.

## Contact

For more information please contact:

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