

**SELF-CONTAINED  
GROUND & LOWER  
GROUND UNIT SUITABLE  
FOR A RANGE OF USES.**

**WHITE LION STREET  
ANGEL, N1**

**16,480 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**





## DESCRIPTION

The ground and lower ground floors have just undergone a brand-new CAT A fitout. The space is suitable for a range of uses and benefits from a self-contained entrance.

The space should be of interest to creatives, gym operators and various other leisure uses.

## SELF-CONTAINED G & LG UNIT SUITABLE FOR A RANGE OF USES

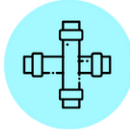
## AMENITIES



EXCELLENT NATURAL LIGHT



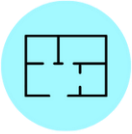
GOOD CEILING HEIGHTS



EXPOSED SERVICES



AIR CONDITIONING



OPEN PLAN



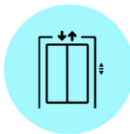
NEWLY REFURBISHED



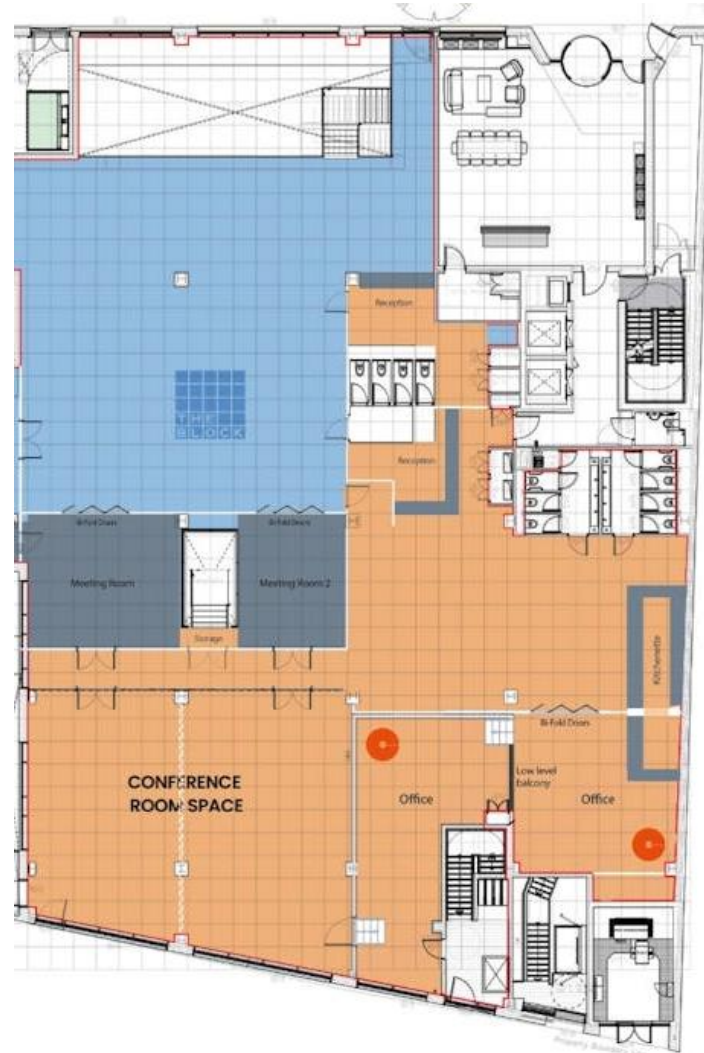
E CLASS USE



DDA COMPLIANT

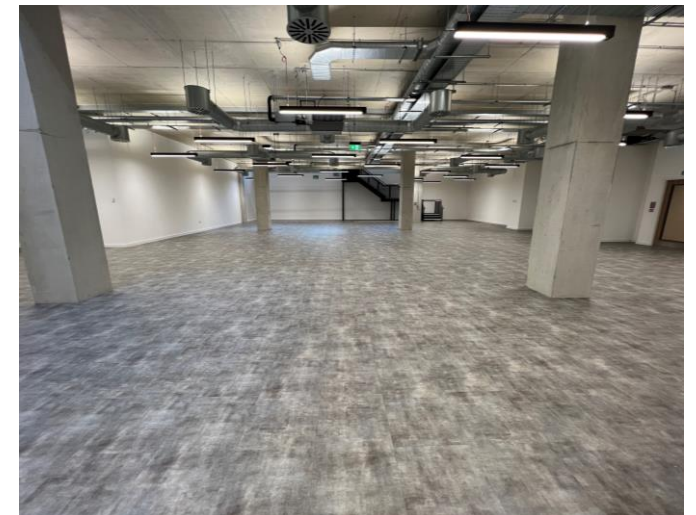


LIFT



# BELCOR

**WHITE LION STREET**  
**ANGEL, N1**





### TRANSPORT

Angel Station - 4 mins



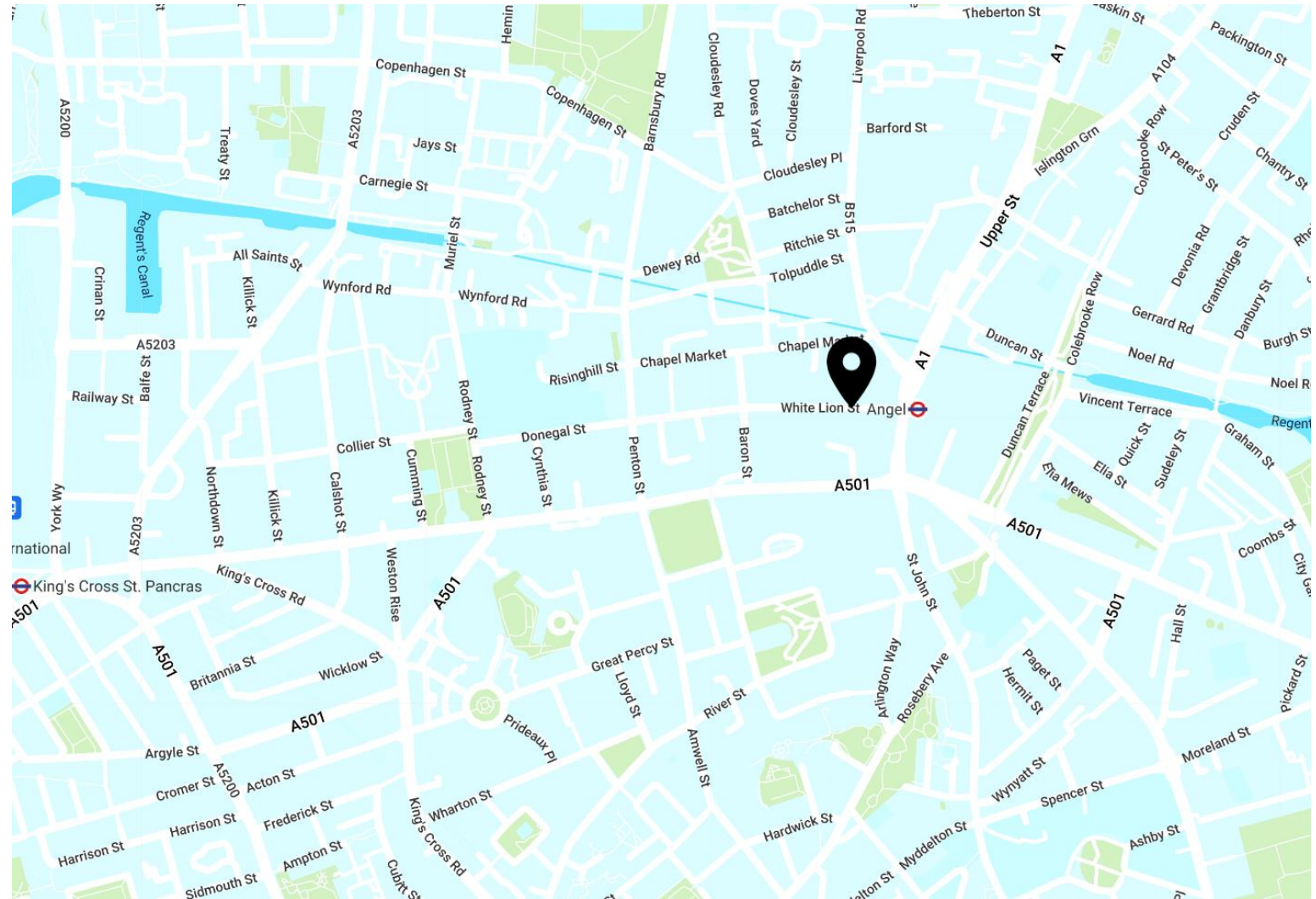
Kings Cross Station - 15 mins



### AREA

10 White Lion Street is surrounded by celebrated destinations to eat, drink, shop and socialise, such as Exmouth Market, Coal Drops Yard and Old Street. Transport is excellent, with Angel Station on your doorstep for a quick underground trip, as well as national rail services from Kings Cross and Old Street Stations.

### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL PGM
G & LG Floor	16,480	Available	£39.50	£20.00 (est)	£10.00	£95,446.67

## LEASE

A new lease 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 is applicable

## VIEWINGS VIA JOINT SOLE AGENTS.

### BELCOR

020 7375 3444  
agency@belcor.london  
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### KONTOR

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## TEAM

### OLI COHEN PARTNER



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### MARCUS GODFREY AGENCY



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