

**BEST IN CLASS MEDIA
STYLE OFFICES**

**WHITE LION STREET
ANGEL, N1**

5,560 SQ FT

BELCOR

CITY FRINGE REAL ESTATE





DESCRIPTION

10 White Lion Street provides 5,560 sq ft of new build, Grade A, fully fitted office space in the heart of Angel. The building boasts a high level of specification and excellent ESG credentials, with a focus on wellness and sustainability. This is reflected in the design and architecture, with exposed services and industrial finishes.

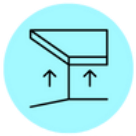
FULLY FITTED MEDIA STYLE OFFICES NEXT TO ANGEL STATION



AMENITIES



EXCELLENT NATURAL LIGHT



GOOD CEILING HEIGHTS



BIKE RACKS



AIR CONDITIONING



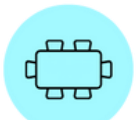
FULLY FITTED



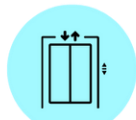
ROOF TERRACE



EXCELLENT
TRANSPORT LINKS



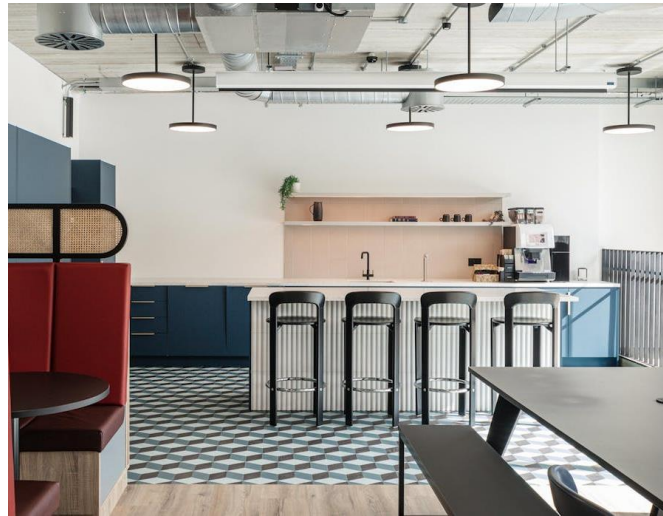
MEETING ROOMS



LIFT

BELCOR

WHITE LION STREET
ANGEL, N1



TRANSPORT

Angel Station - 4 mins



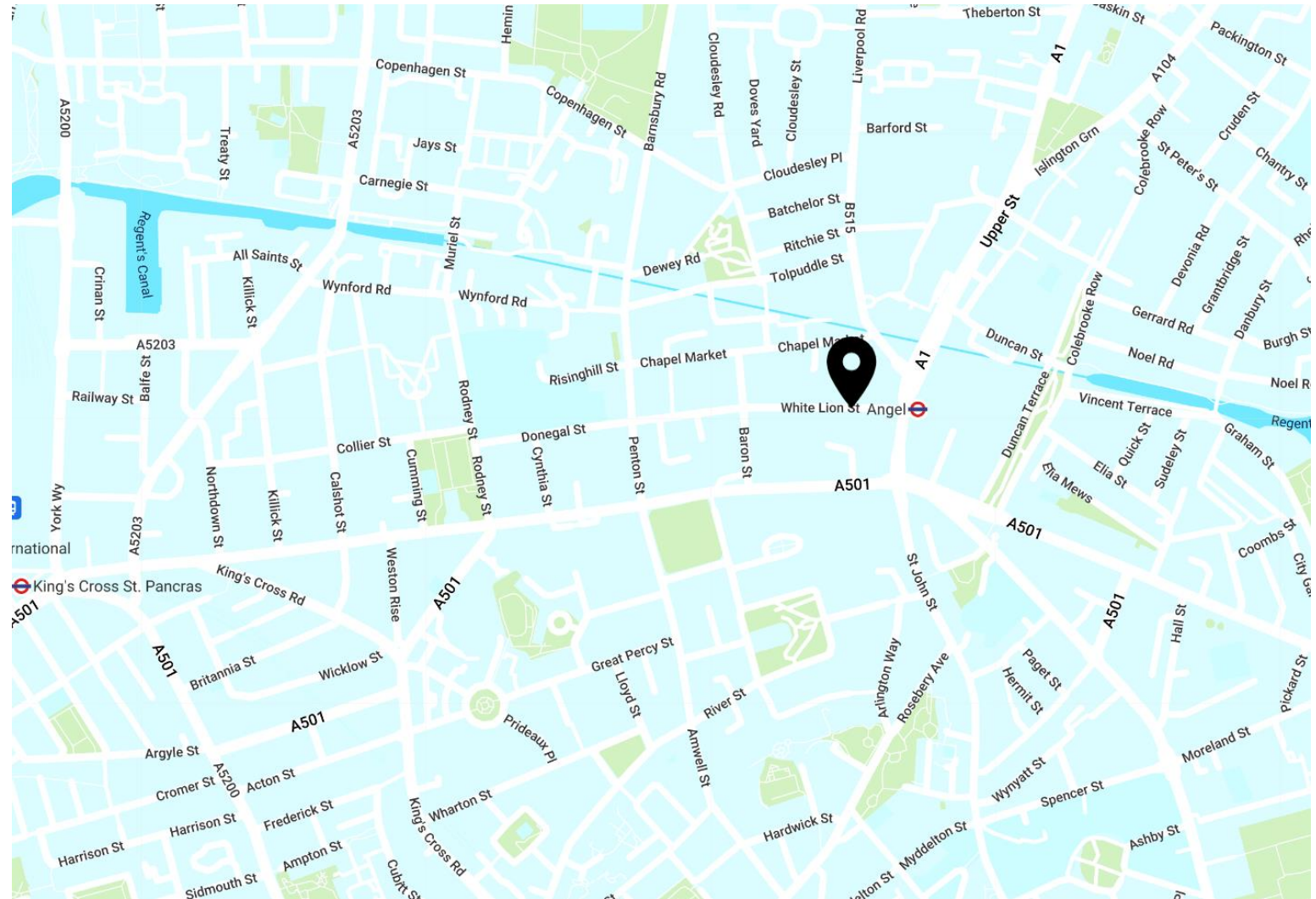
Kings Cross Station - 15 mins



AREA

10 White Lion Street is surrounded by 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 PCM
2 nd Floor	5,560	Available	£75.00	£20.00 (est)	£10.00	£48,650

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

VAT is applicable

VIEWINGS VIA JOINT SOLE AGENTS

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