

# One Housing Part of **Riverside**

## COMMERCIAL SPACE TO LET Unit D 15-18 White Lion Street, London, N1 9PD



### **Location**

The building is situated close to the junction with Islington High Street in a strong commercial location. The N1 Shopping Centre is nearby as all the shops, bars and restaurants on Upper Street, Islington's main commercial thoroughfare. Kings Cross and the City are within easy reach of the subject premises.

Angel Underground (Northern Line) is within a few hundred yards giving good access to the City and West End. Regular bus routes service the area.

### **Description**

Forming part of a modern mixed-use development providing office accommodation on lower ground, and ground floors. The subject office is mainly open space benefitting from modern lighting, tiled floor, air conditioning, comfort cooling, warm air heating, Entryphone system, kitchen, and WC. There is a platform lift and passenger lift serving all levels.

The space would ideally suit a variety of occupiers including design and media companies.

### **Lease**

A new lease is available on terms to be agreed.

### **Rent**

Offers in the region at £80,000 per annum

**Rates**

Business rates payable by tenant.

**Legal Costs**

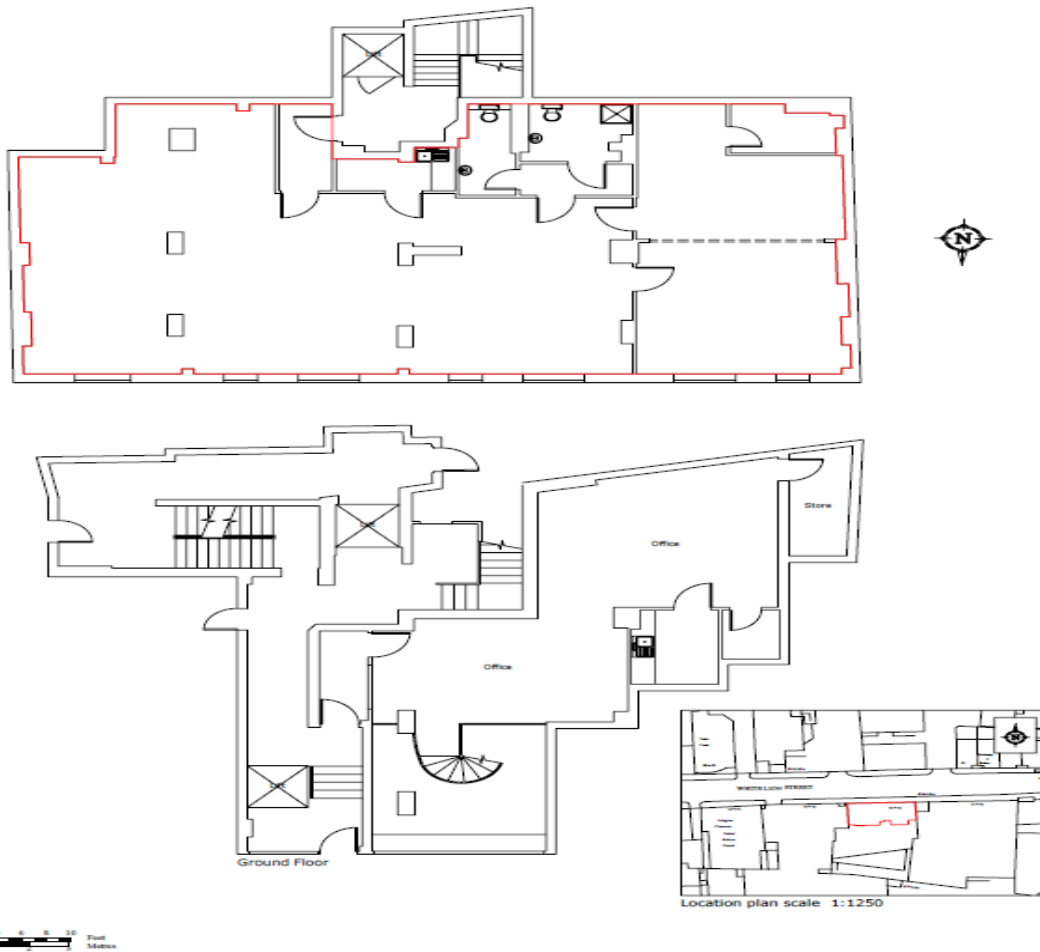
Each party to bear their own legal costs.

**EPC**

Rating D.

Certificate available upon request.

**Unit Plan**



**About Us**

Riverside Group are one of the largest housing associations providing housing and a wide range of support services to all communities.

**Viewings**

Younes Errazi

E: [eyounes@onehousing.co.uk](mailto:eyounes@onehousing.co.uk) / [CommercialProperty2@onehousinggroup.co.uk](mailto:CommercialProperty2@onehousinggroup.co.uk)

T: 020 8821 5319

W: [onehousing.co.uk](http://onehousing.co.uk)

1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property but no responsibility is accepted for any errors they may contain 3. Any intended lessee must satisfy themselves by inspecting or otherwise as to their correctness 4. All floor areas are approximate.