

Wild & Co.

wildandco.uk



White Lion Street, N1 9PF

High end office for professional services, Angel Location! A predominantly open-plan ground floor office/studio ideal for professional, digital and creative services. Currently with class E use approx 500 sqft, with access to a kitchenette & shower/WC. Available on a 1-5 year license - terms to be agreed.

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.

£19,000 |

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 TV and other high end touches
- Available on a 1 - 5 year license - terms to be agreed
- 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.

ACCOMMODATION

Gross Internal area; Approx 500 sq ft

AMENITIES

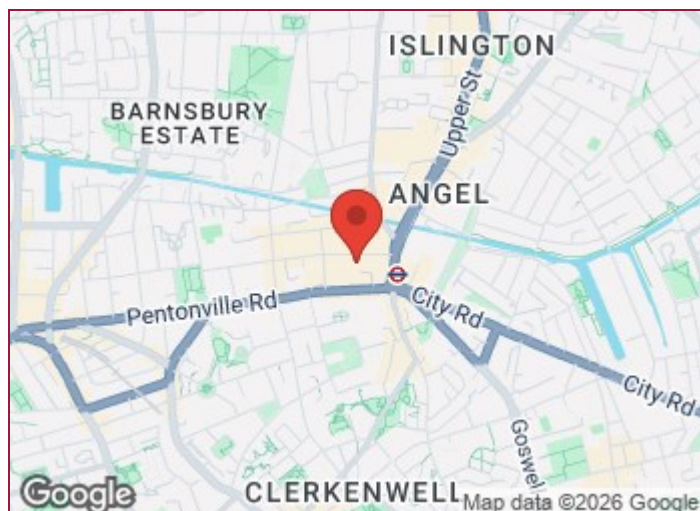
Quality office/studio space
High ceilings
WC with shower
Intercom
Heating inclusive

TERMS

Available on a 1-5 year license - terms to be agreed.

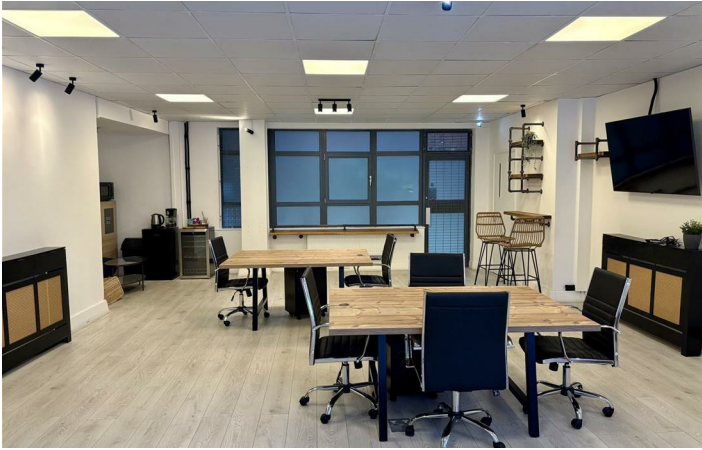
PARKING NOTES


Optional Parking at £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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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.