

# 99 White Lion Street, Islington, London, N1 9PF



**TO LET**

Office

583 sq ft / 54.2 sq m

£22,500 per annum

# First Floor E Class Office in the Heart of Angel



- E Class Office Use
- Air Conditioning
- Good Natural Light
- Glass Partition Office
- Fitted Kitchen
- Dual Aspect Windows
- Generous Floor to Ceiling Height
- WC



## Description

The unit is located on the 1st floor of a purpose-built character, mid-terraced 3 storey office building. It presents very well with excellent natural light, air conditioning, carpets, separate office via glass partitions. There is a separate kitchen, good ceiling height has plenty of storage space and is in excellent decorative order.

## Location

The building lies on the north side of White Lion Street, close to the junction with Islington High Street (A1) and just south of Upper Street. Islington High Street and Upper Street are both home to a vast range of national and independent retailers. The property has excellent public transport links with Angel Underground Station (Northern Line) less than 100m to the East. Kings Cross Underground (Victoria, Central and Piccadilly Lines) and Kings Cross Railway (Eurostar and Southeastern) are also just 1 mile to the West.



## Accommodation / Availability

Unit	Building Type	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st	Office	583	54.16	£22,500 /annum	£5,498 /annum	£4,300 /annum	Available

### Tenure

New Lease

### EPC

D

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

Jon Morell  
07957 454 987  
jon.morell@strettons.co.uk

Tom Schwier  
07583 037 559  
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### Further Information

[View on Website](#)

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