

34A WHITE LION STREET

ANGEL, N1 9PF

FOREST
REAL ESTATE

FOR SALE

800 SQ FT

**Self-Contained Open Plan
Retail/Office/Leisure Space: Available as a
Whole or Two Separate Units**

Key Features

- Self Contained With Private Entrance
- Open Plan
- 3.5m - 3.8m Ceiling Heights
- 250 Yard From Angel Station
- Use Class E
- Flexibility To Divide the Space Into Various Sizes
- Lateral Ground Floor Space
- New 999 Year Lease
- Rear Sky Light
- Excellent Natural Light
- No VAT
- 3-Phase Power

**Unit 1, 34a White Lion Street
Angel, N1 9PF**





Description

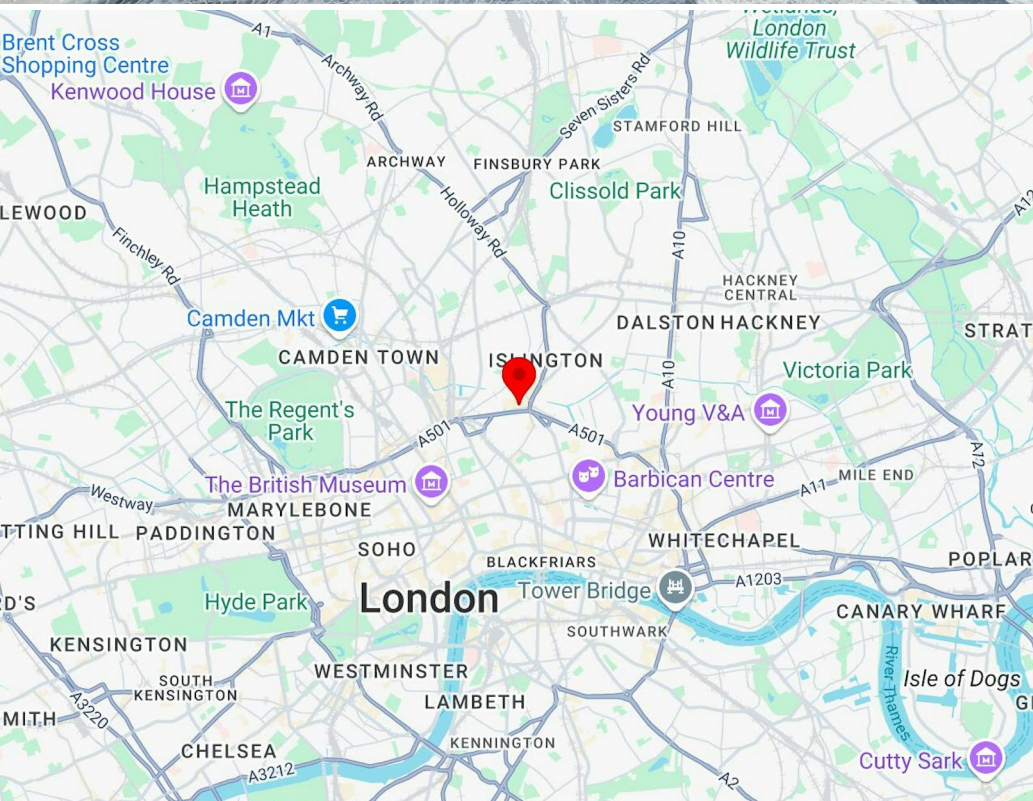
This self contained lateral space is situated over ground floor only.

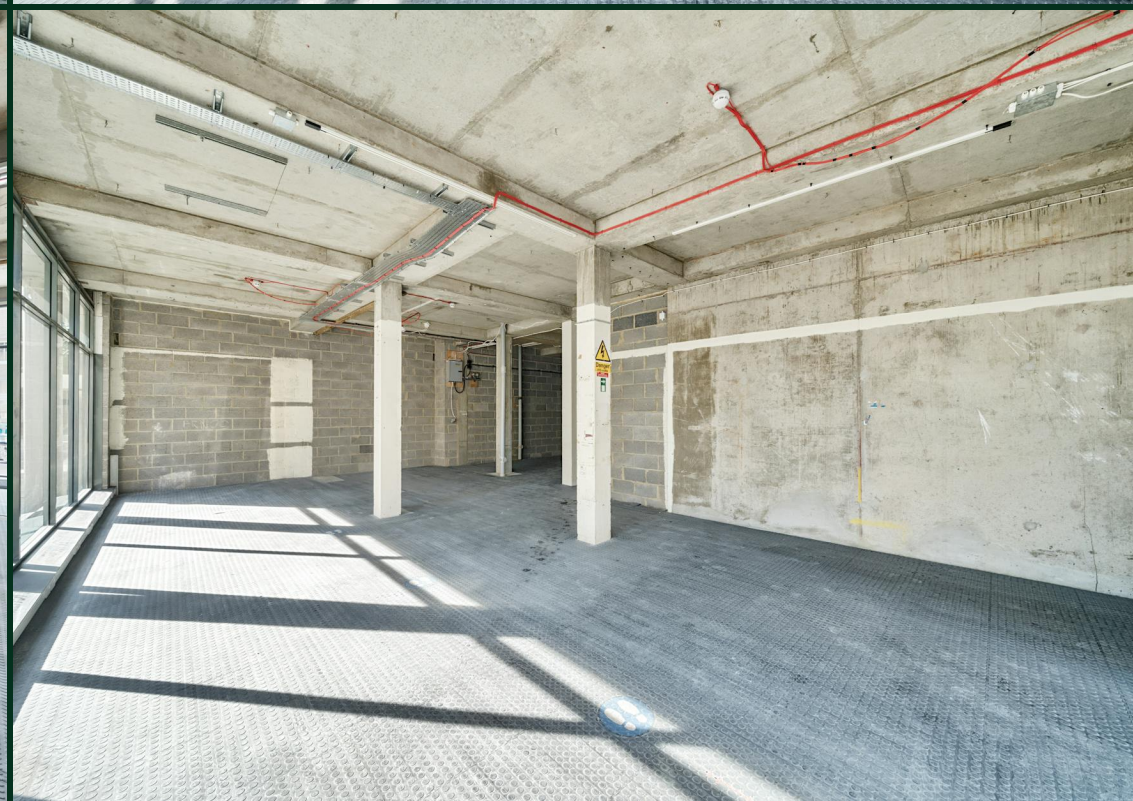
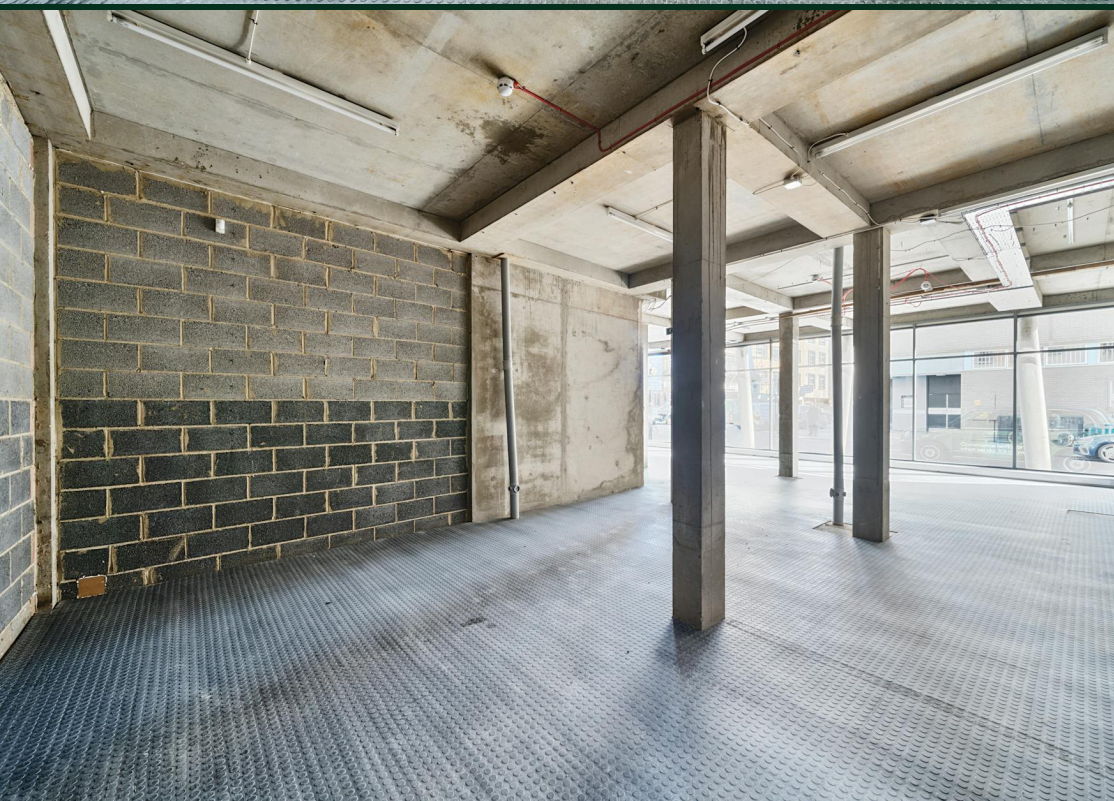
The unit has been stripped back to a Shell & Core condition, ready for an occupier's custom fit-out.

Location

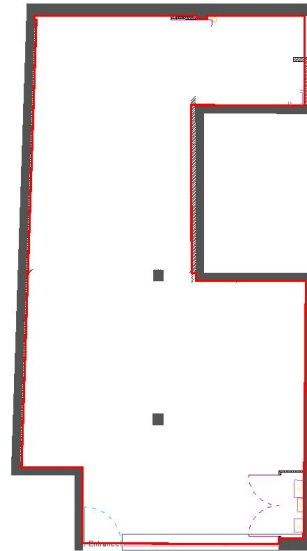
Angel is one of London's most vibrant business locations, blending a rich cultural history with modern amenities. Located in Zone 1, it boasts excellent transport links via Angel Underground Station (Northern Line) and proximity to major hubs like King's Cross and the City of London.

The area is a magnet for businesses of all sizes, from start-ups to established companies, thanks to its diverse office spaces, trendy co-working spots, and easy access to an energetic local community. Angel offers a unique mix of retail, dining, and entertainment options with the benefit of Upper Street and Chapel Market.





REFERENCES



Proposed South Unit Floor Plan



Scale 1:100

Baron Street

13-17 Baron Street
London
N1 9ES

Drawing Name
Proposed Ground Level South Unit Floor Plan

| Date | Revision | Project Number | Description | Rev |
|----------|----------|----------------|-----------------|-----|
| 13/07/24 | 00 | 24.07.3005 | Property Survey | 0/0 |

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com

Availability

| | |
|-----------------------|--|
| Price | £495,000 |
| Rates | £7,200 per annum The rates payable are an estimate. Applicants should make their own enquiries to the London Borough of Islington. |
| Service Charge | N/A |
| VAT | Not applicable |
| EPC | C (52) |

Contact

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