



34A WHITE LION STREET

ANGEL, N1 9PF

FOREST
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FOR SALE

800 SQ FT

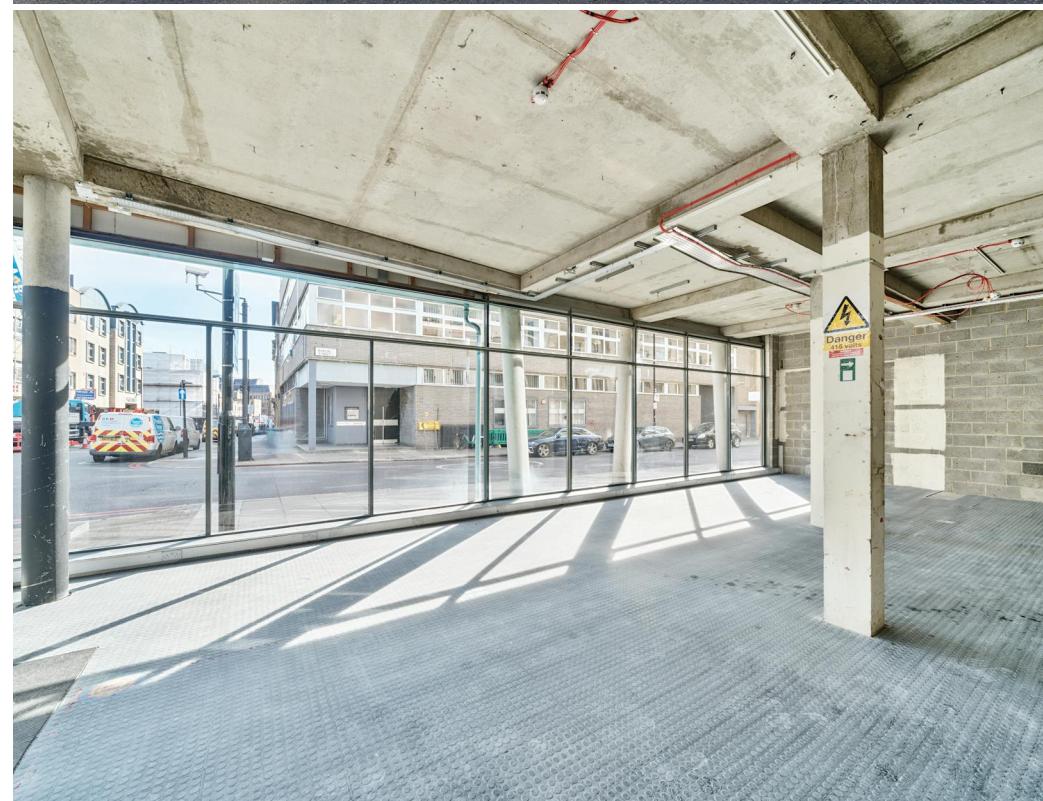
**Self-Contained Open Plan
Retail/Office/Leisure Space: Available as a
Whole or Two Separate Units**

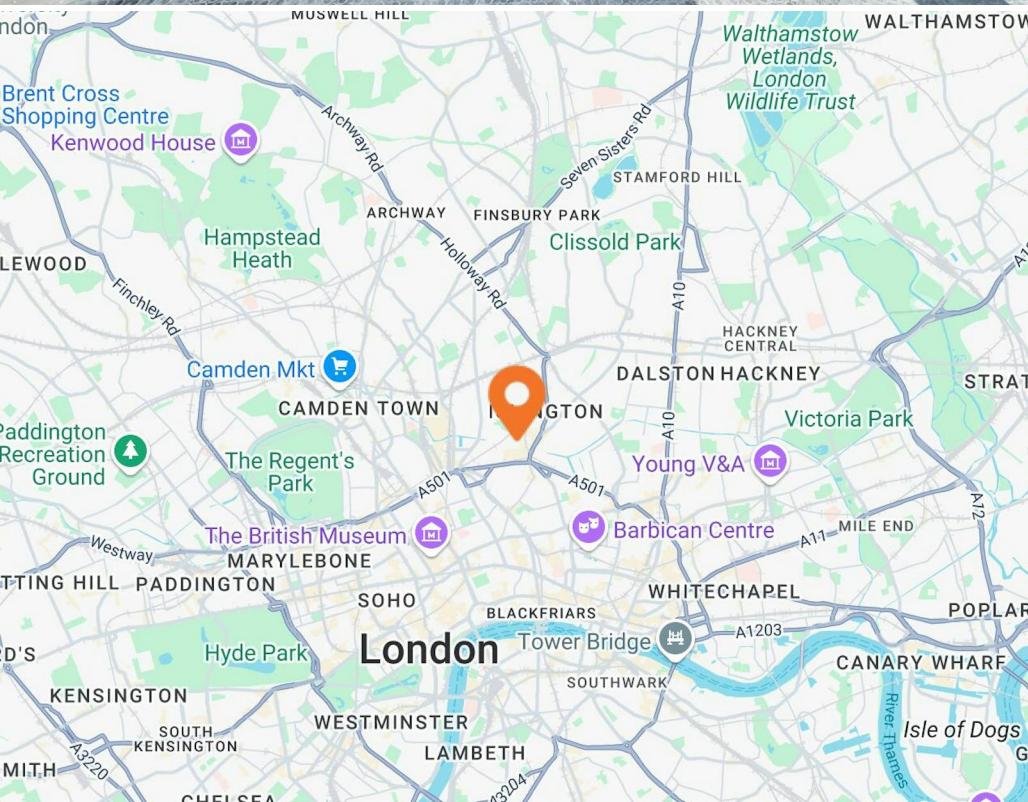
Key Features

- 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

View Virtual Tour 

**Unit 1, 34a White Lion Street
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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.

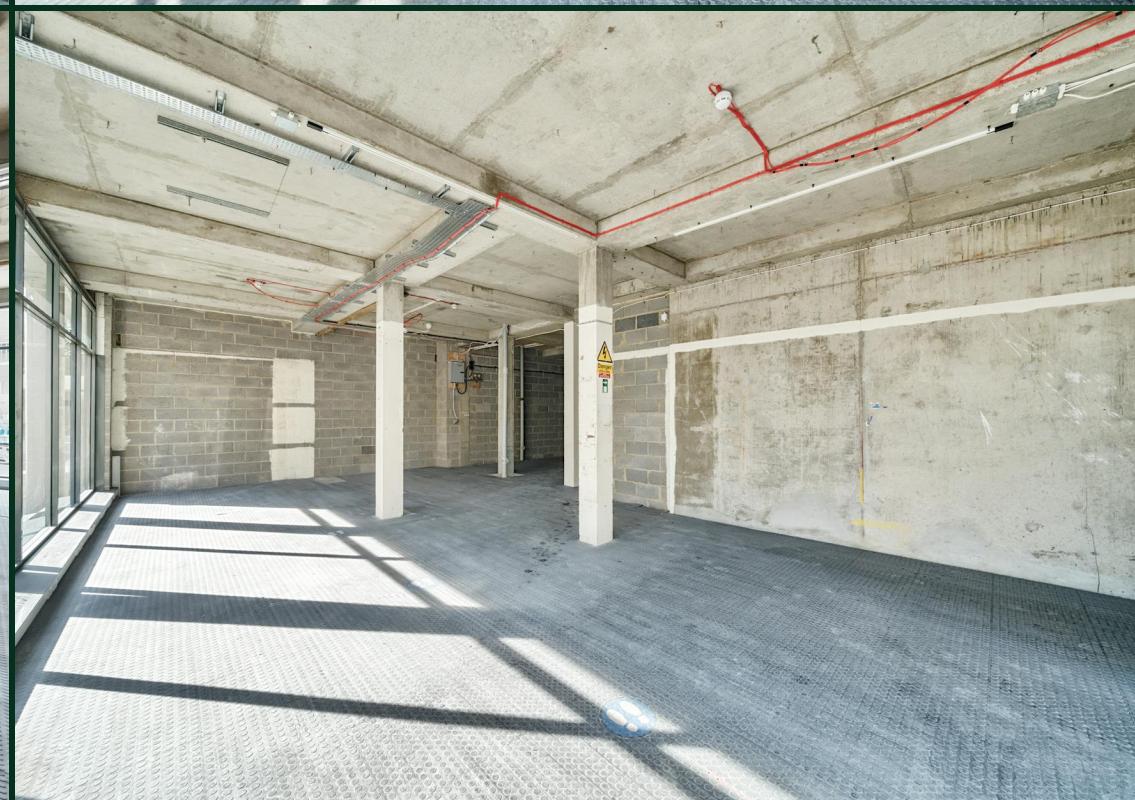
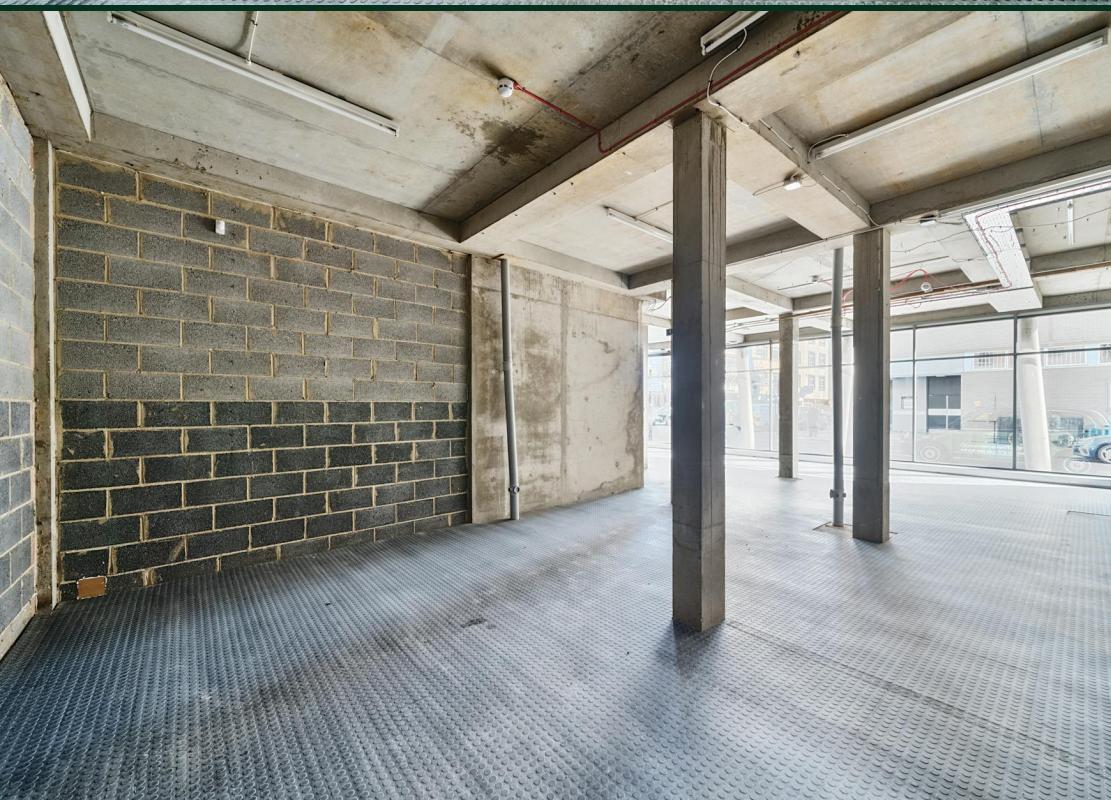
Location

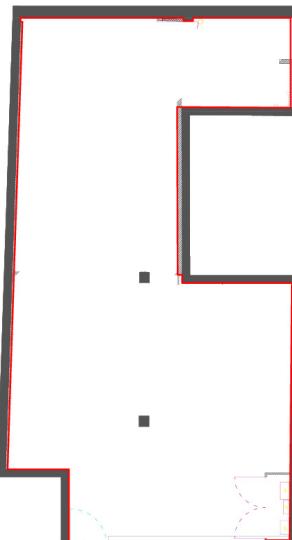
Angel is one of London's most vibrant business locations, blending a rich cultural history with modern amenities. Located in Zone 1, it boasts excellent transport links via Angel Underground Station (Northern Line) and proximity to major hubs like King's Cross and the City of London.

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.

[View Virtual Tour](#) 

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A floor plan of a unit with a complex L-shaped layout. The main area is outlined in red, while the internal rooms and a staircase are outlined in black. There are three small black squares representing internal walls or fixtures. A pink dashed line in the bottom right corner indicates a proposed layout or partition. A red line at the bottom left is labeled 'Entrance'.

Proposed South Unit Floor Plan

Baron Street

13-17 Baron Street
London
N1 9ES

Drawing Name
Proposed Ground Level South Unit Floor Plan

Date	Revision	Project Number	Description	Rev
10/07/24	00	24.07.3005	Property Survey	0/0

REFERENCES



Scale 1:100

sterlingtemple

0203 4639225
www.sterlingtemple.com

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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)

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