

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

View Virtual Tour 

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





Description

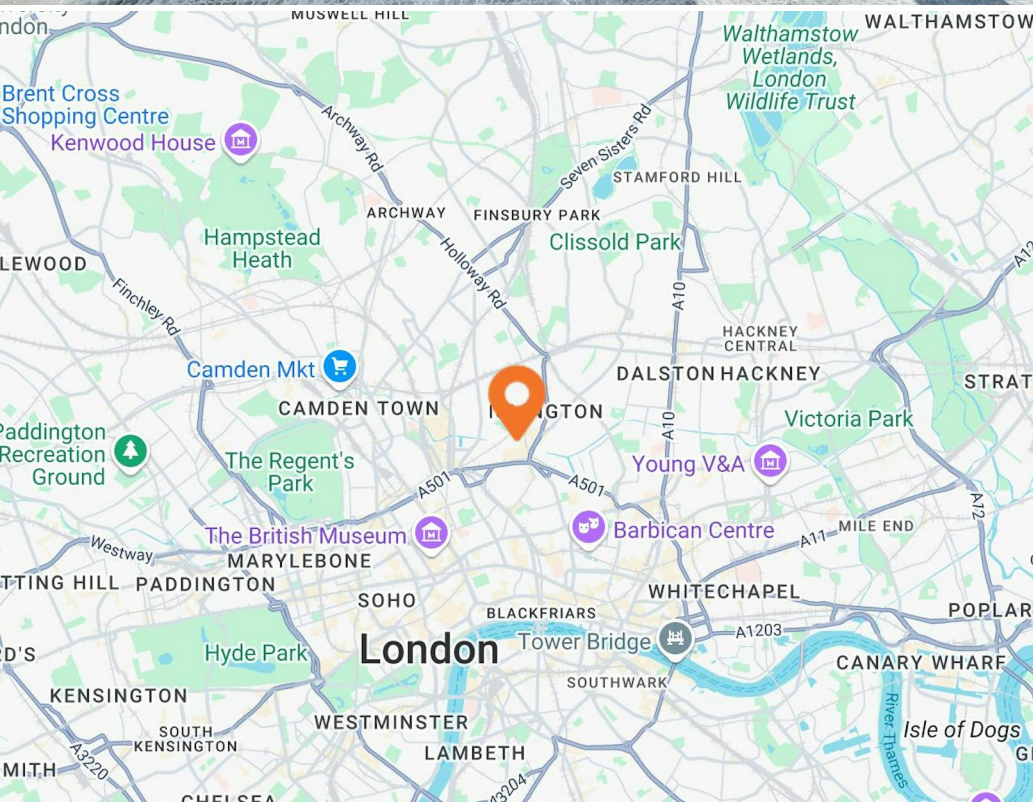
This self contained lateral space is situated over ground floor only.

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

Location

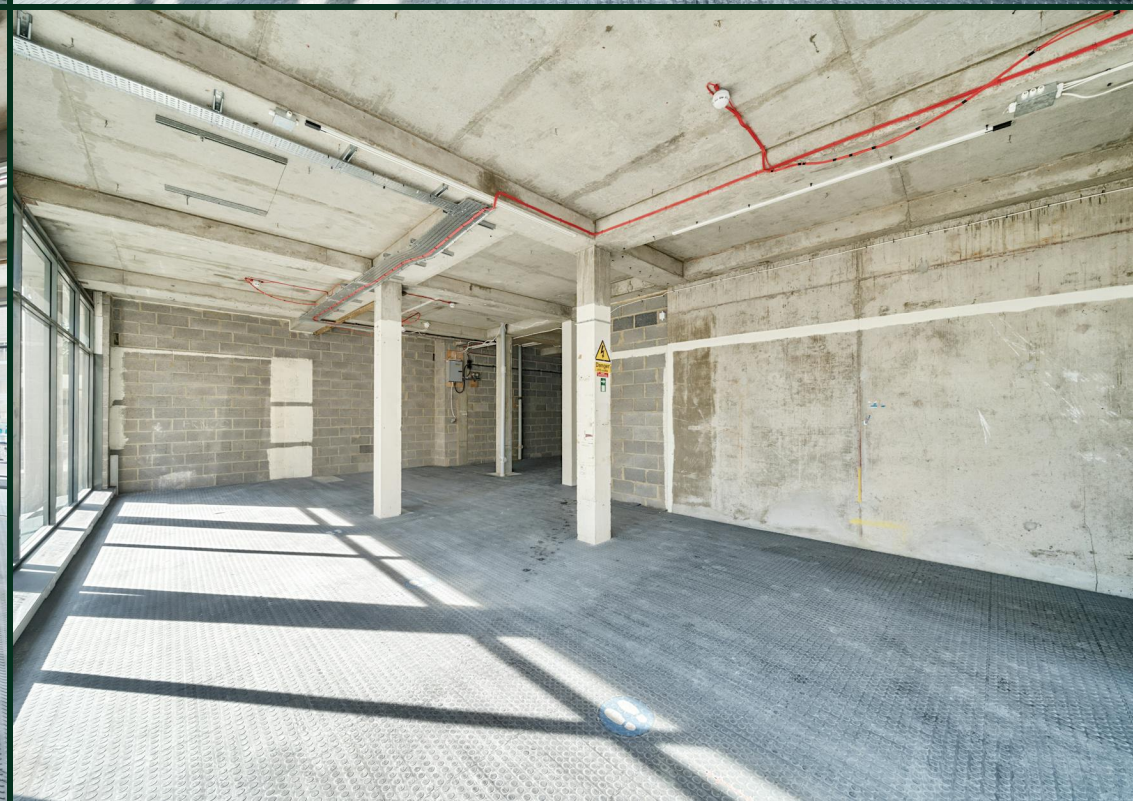
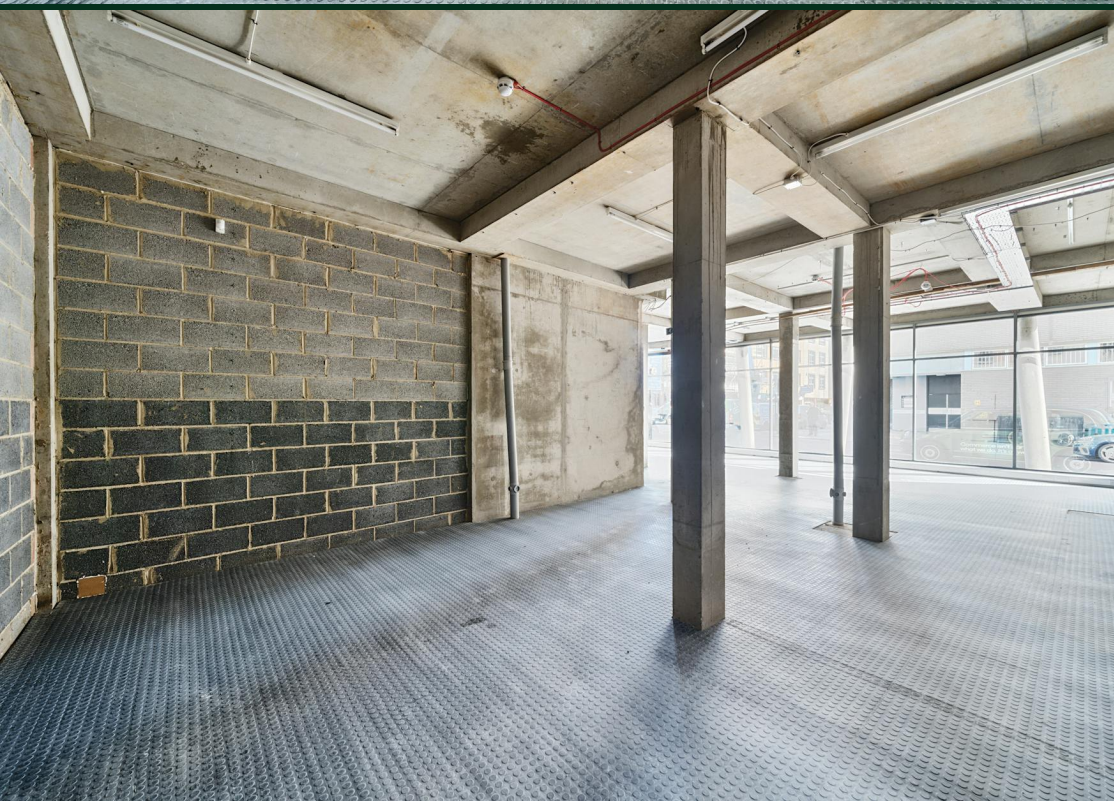
Angel is one of London's most vibrant business locations, blending a rich cultural history with modern amenities. Located in Zone 1, it boasts excellent transport links via Angel Underground Station (Northern Line) and proximity to major hubs like King's Cross and the City of London.

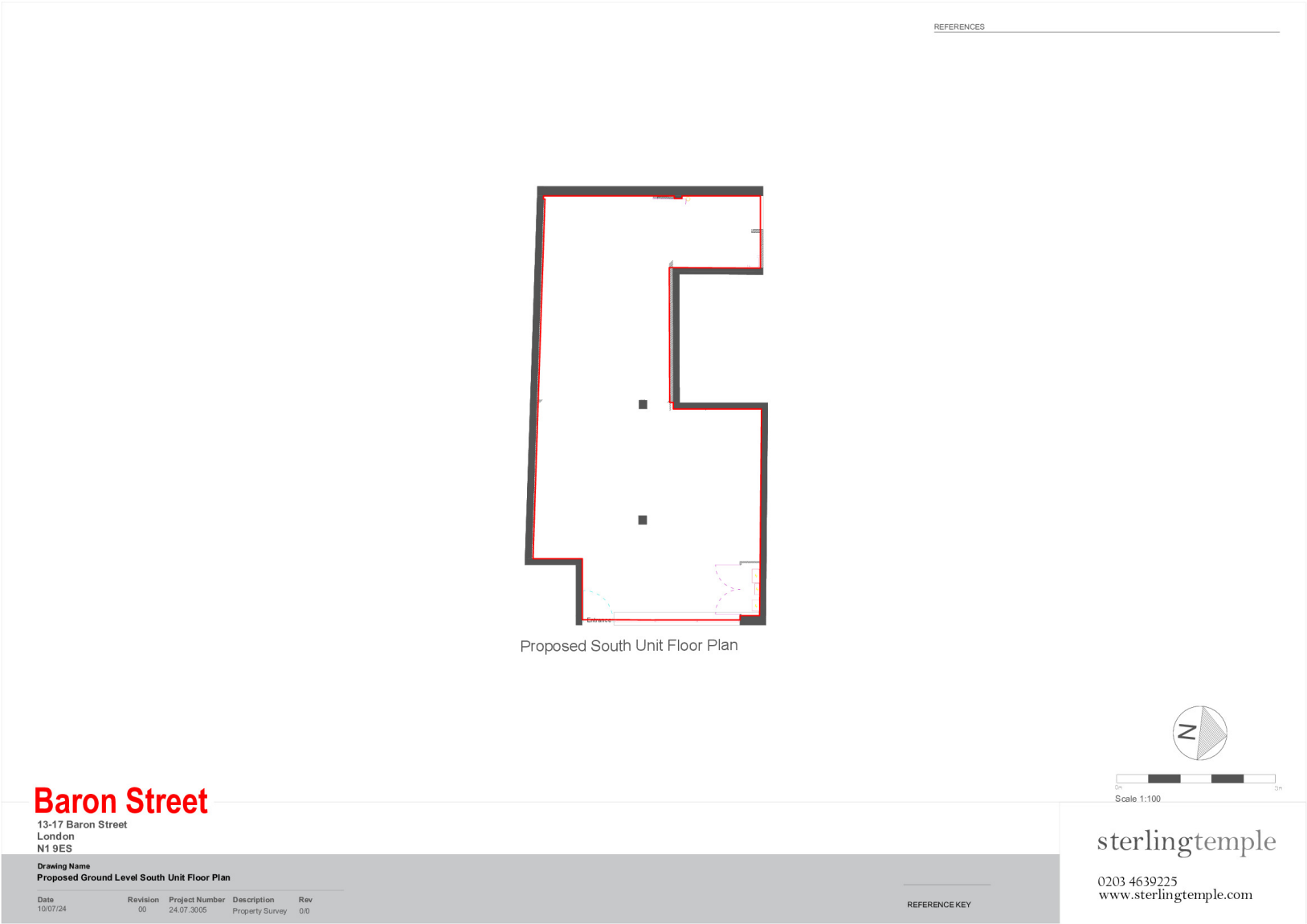
The area is a magnet for businesses of all sizes, from start-ups to established companies, thanks to its diverse office spaces, trendy co-working spots, and easy access to an energetic local community. Angel offers a unique mix of retail, dining, and entertainment options with the benefit of Upper Street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



[View Virtual Tour](#) 

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





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

Zach Forest
020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

Casey Okin
020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

London Office Team
55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team
1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Elliott Stern (Compton)
07834 918700 | 0207 101 2020
es@compton.london

Sonia Oberoi (Compton)
+44 (0) 7483 882 598 | +44 (0) 20 7101 2020
so@compton.london

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

FOREST
REAL ESTATE