

34A WHITE LION STREET

ANGEL, LONDON, N1 9PF

FOREST
REAL ESTATE

FOR SALE

800 TO 2,291 SQ FT

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

Key Features

- Self Contained With Two Private Entrances
- Open Plan
- 3.5m - 3.8m Ceiling Heights
- Two Rear Sky Lights
- Excellent Natural Light
- No VAT
- Lateral Ground Floor Space
- New 999 Year Lease
- Large Return Frontage of 74 ft
- 250 Yard From Angel Station
- Use Class E
- Flexibility To Divide the Space Into Various Sizes

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Description

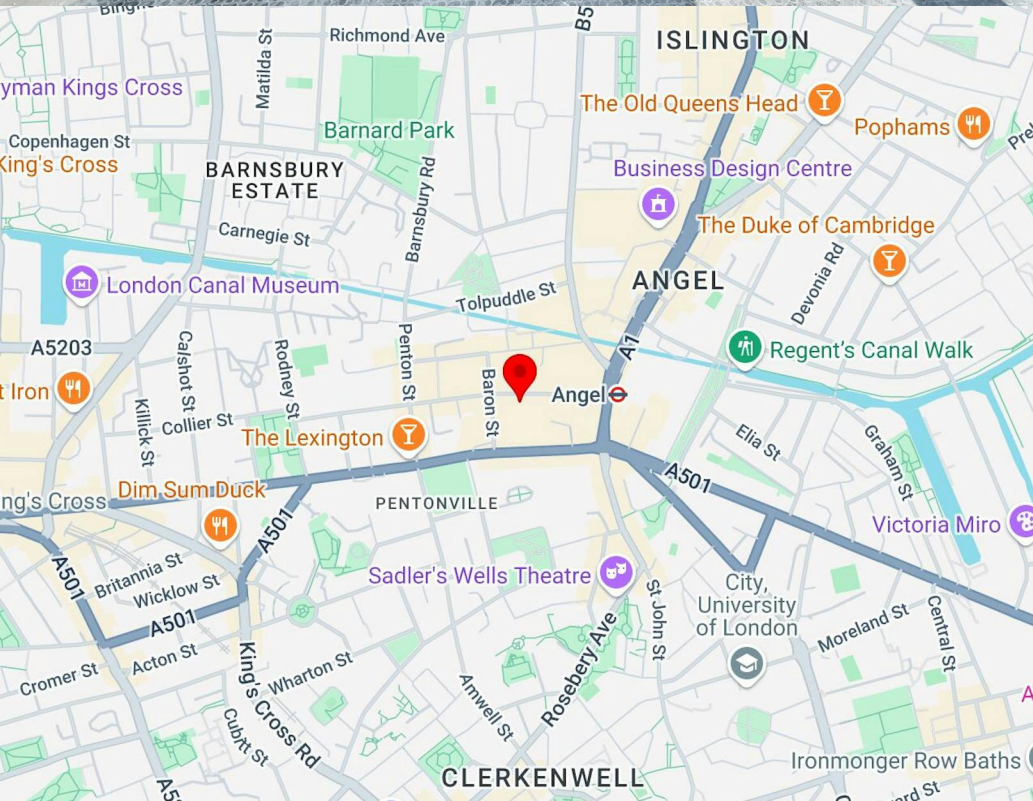
This self contained lateral space is situated over ground floor only. With a large return frontage (74 ft) and 3.5m ceiling heights the space would suit a variety of retail, office and leisure occupiers.

The unit has been stripped back to a Shell & Core condition, ready for an occupier's custom fit-out. It is available as a whole, offering 2,291 ft², or can be subdivided into two smaller units of 800 ft² and 1,491 ft².

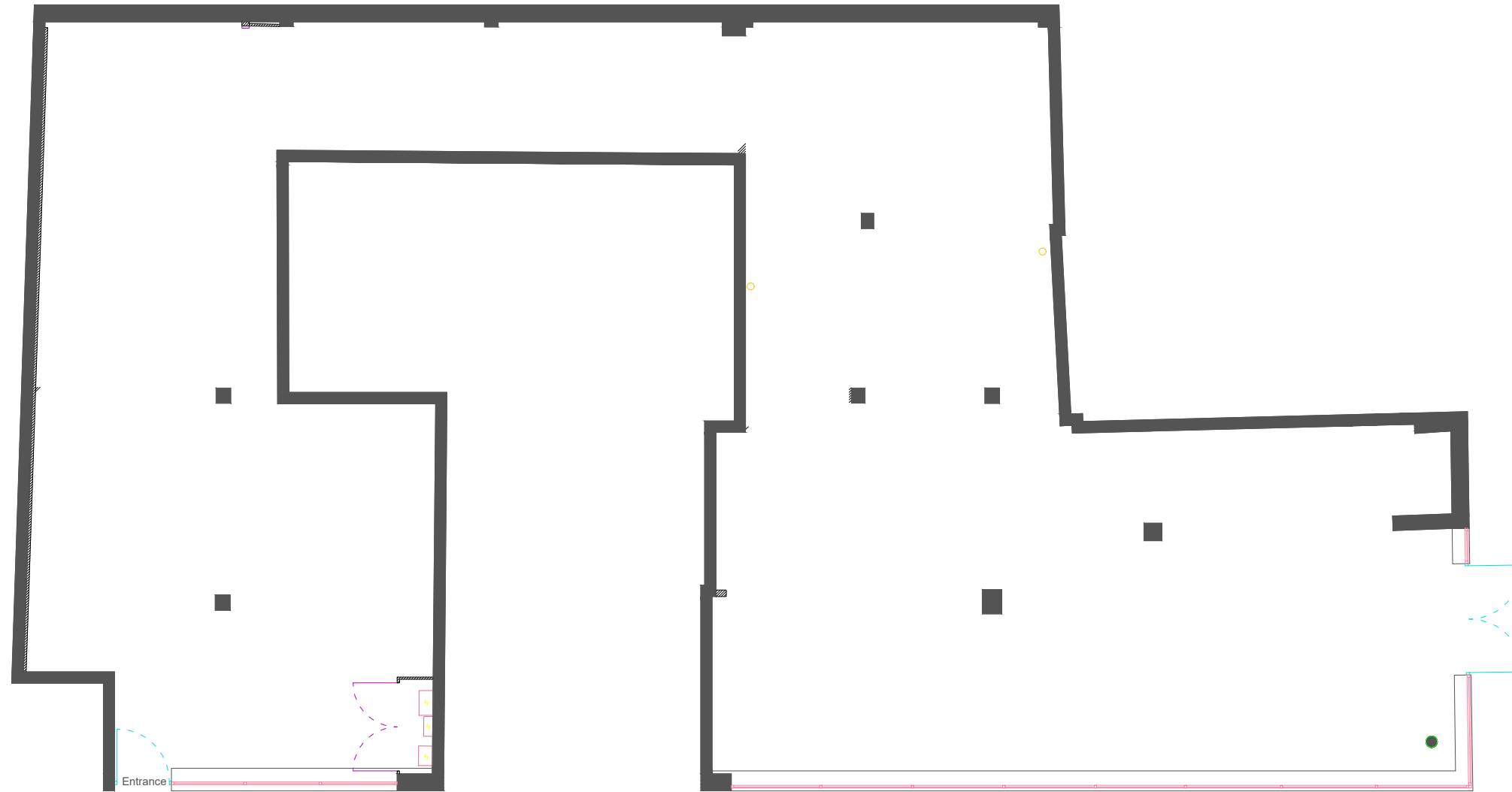
Location

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.

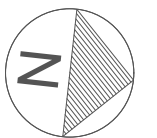
The area is a magnet for businesses of all sizes, from start-ups to established companies, thanks to its diverse office spaces, trendy co-working spots, and easy access to an energetic local community. Angel offers a unique mix of retail, dining, and entertainment options with the benefit of Upper Street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







Ground Level Floor Plan
212.8sqm / 2,291sqft



Baron Street

13-17 Baron Street
London
N1 9ES

Drawing Name
Ground Level Floor Plan

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

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Price	Availability
Unit - A	800	74.32	£495,000	Available
Unit - B	1,491	138.52	£795,000	Available
Unit - A & B	2,291	212.84	£1,290,000	Available
Price	From £495,000			
Rates	£9 per sq ft. The rates payable are an estimate. Applicants should make their own enquiries to the London Borough of Islington.			
Service Charge	Not applicable			
VAT	Not applicable			
EPC	C (52)			

Contact

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