

Compton

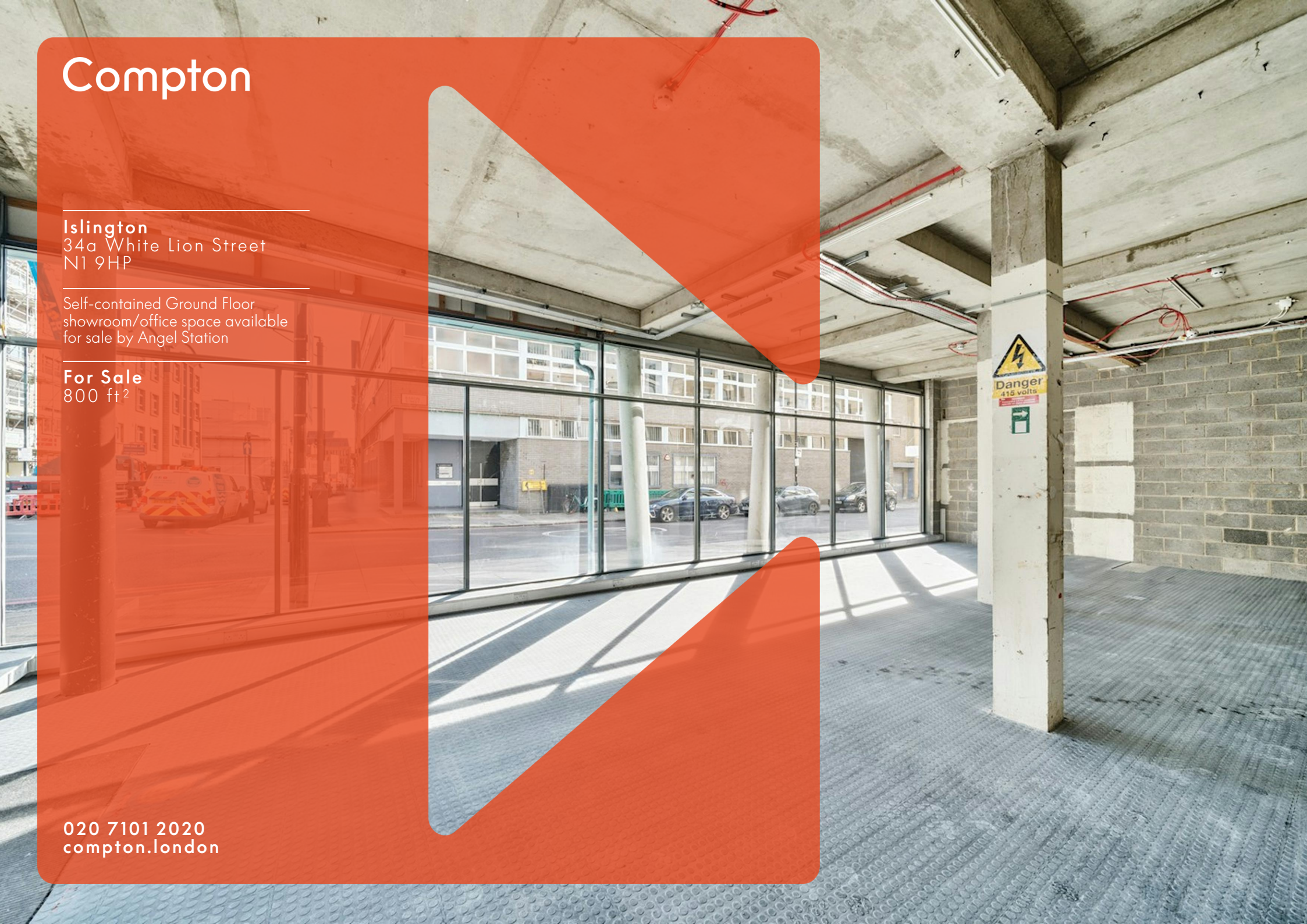
Islington

34a White Lion Street
N1 9HP

Self-contained Ground Floor
showroom/office space available
for sale by Angel Station

For Sale
800 ft²

020 7101 2020
compton.london



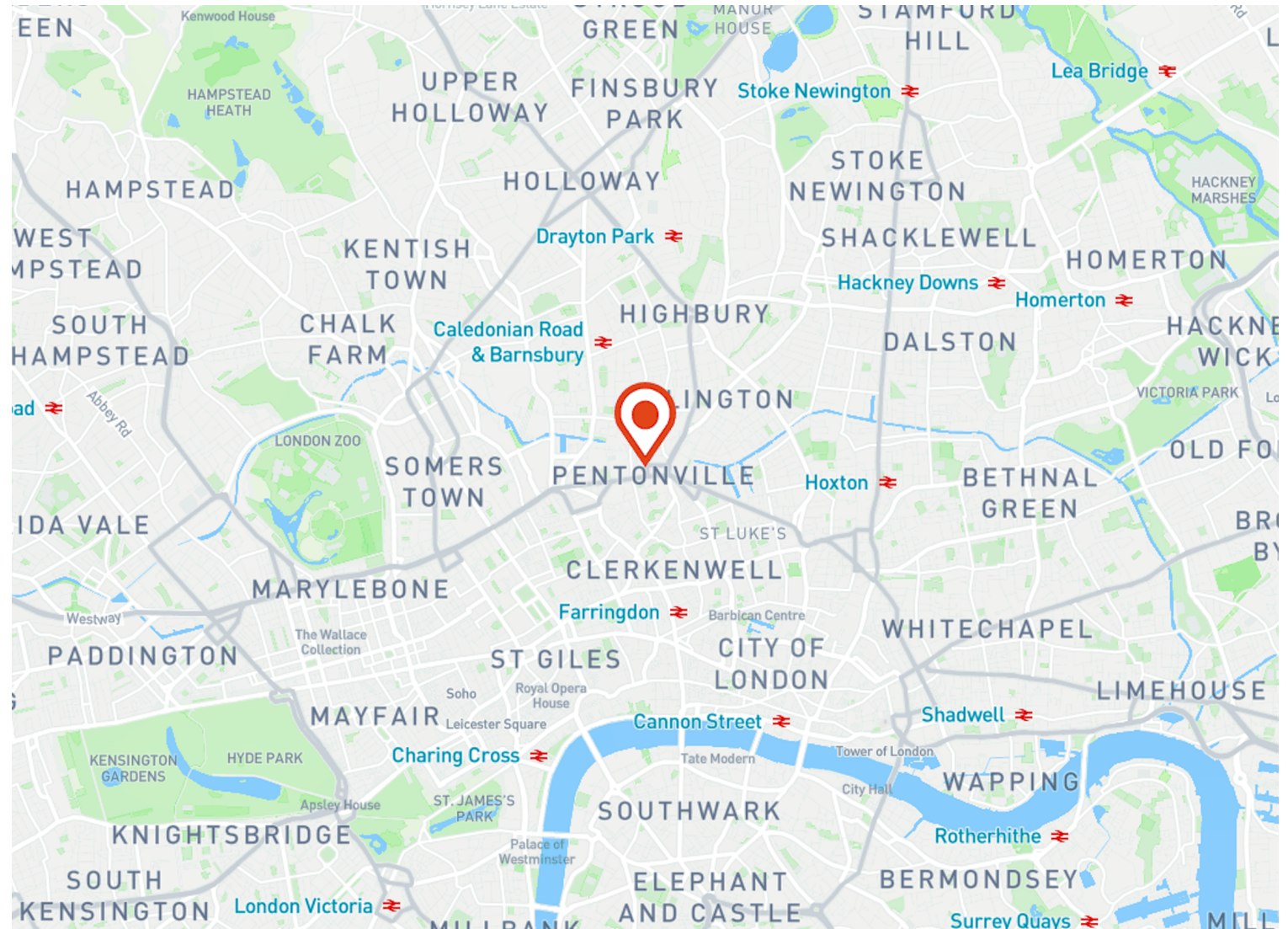
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Location

34a White Lion Street boasts a prime location just a few hundred meters from Angel Underground Station and within a five-minute walk of King's Cross, London's best-connected transport hub. This strategic positioning offers great accessibility for commuters, with nearby Angel Station providing swift travel around the capital and beyond.

A quick three-minute journey west takes you to King's Cross St Pancras, offering connections to destinations across the UK and Europe via the Eurostar, making this location ideal for businesses seeking connectivity and convenience.

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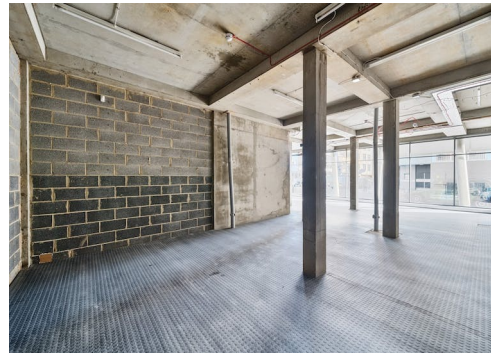
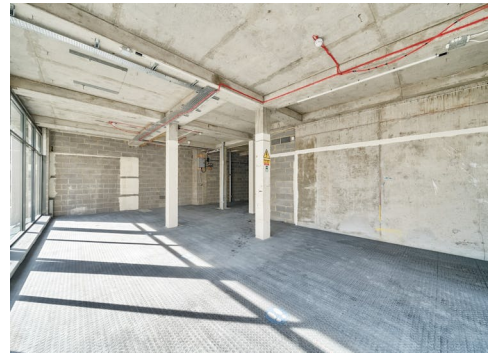
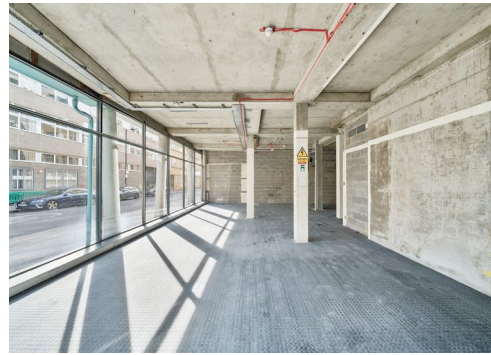
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Amenities

- Self-Contained Unit Benefitting from Street Frontage and Corner Aspect and 2 Entrances
- Moments from Angel Station
- 3.5-3.8 Ceiling Heights
- Ample Natural Light
- Shell and Core - Blank Canvas to self fit
- Units can be Subdivided
- Two Rear Skylights
- No VAT

Description

34a White Lion Street offers a versatile, self-contained unit that has been stripped back to shell and core, presenting a blank canvas ready for the next occupier to customize. Boasting an impressive 74 ft return frontage and generous 3.5m ceiling heights, this space is ideal for a variety of uses, including retail, office, or leisure.

The unit features two separate entrances, allowing it to be easily subdivided into two smaller units. This flexibility offers floor plate options ranging from 800 sq ft to 2,291 sq ft, catering to different business needs and providing a unique opportunity to create a tailored environment.

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Content

View on Website



Terms

New 999 Year Lease Available

VAT

The property is not elected for VAT

Local Authority

The London Borough of Islington

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Availability
Unit - A	800	£495,000	£9	Available
Unit - B	1,491	£795,000	£9	Under Offer

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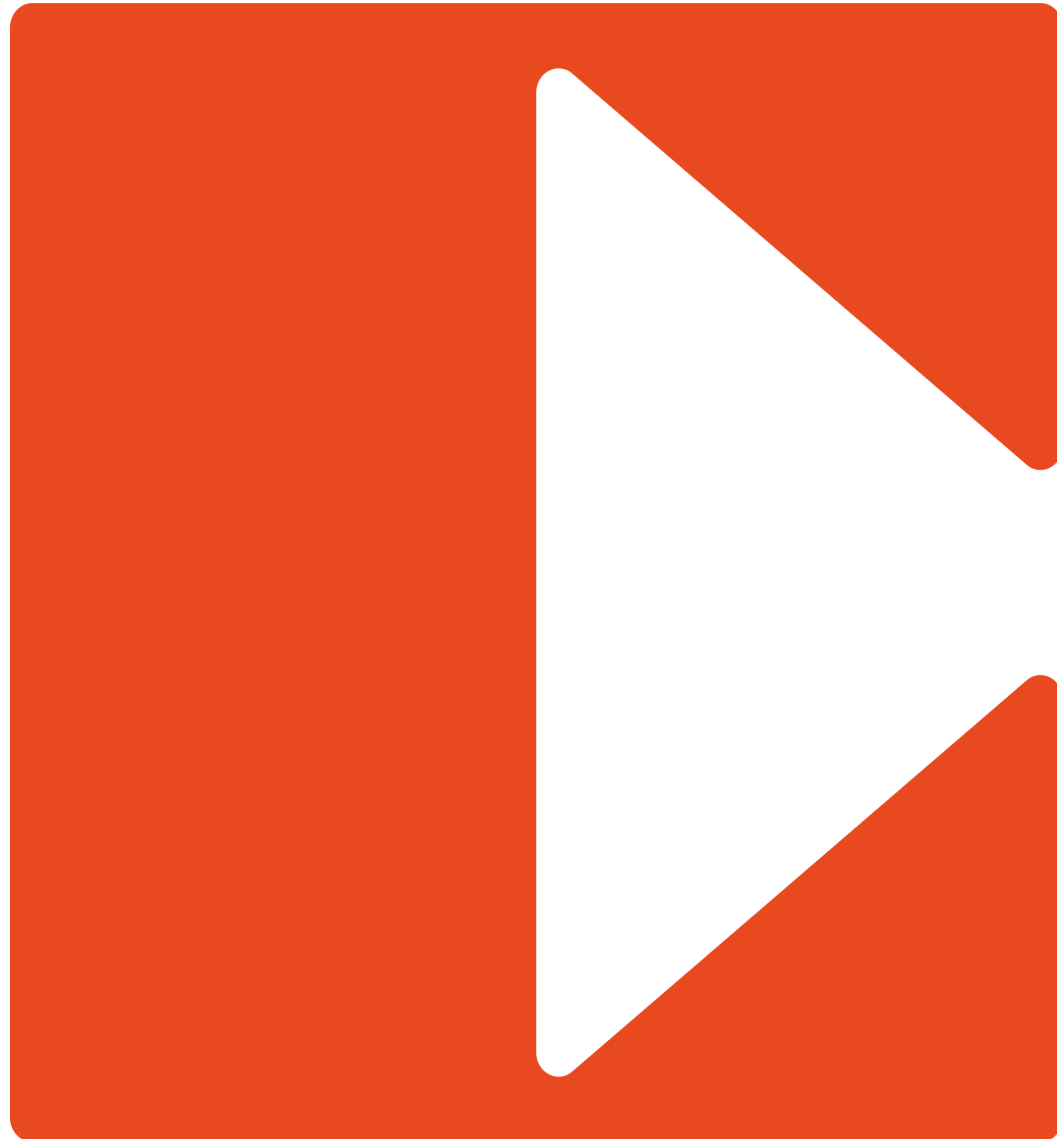
Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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