



**TO LET**

**28-29 White Lion Street,  
London, N1 9PD**

**6,498 sq ft**

**Office Building with Rear  
Parking/Yard - Islington,  
N1**



**VIDEO TOUR**

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## Description

This self contained office building offers open plan space over ground floor, 1st and 2nd floors. The building also benefits from a rear yard/parking which is rare in this N1/Islington location.

The ground floor has an industrial feel - with shutter access and the 2 upper floors offer open plan layouts which have been recently refurbished

This is an ideal Head Office building in the heart of Islington.

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## Location

White Lion Street, situated just off Upper Street (A1), close to the junction of City Road (A501) - which allows for easy access to the City and Kings Cross.

Angel Station (Northern Line) is less than 5 minutes walk away.

Upper Street offers a large range of national & independent retailers, cafes, restaurants and bars.

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## Key points

- Great location - just off Upper Street, N1 which offers a wide range of shops, cafes and restaurants
- Angel Station is less than 5 minutes walk and Upper Street offers a variety of bus routes
- Self contained building with a rear yard/car parking - rare in this location
- The building offers 6498 sq ft - over ground floor, 1st floor and 2nd floor (no lift)
- Open plan layout on each floor - Recently refurbished
- Competitive Rent Level/Flexible lease terms/Ready for occupation
- £160,000 per annum Rental exclusive







## Accommodation

Name	sq ft	sq m	Availability
2nd	2,324	215.91	Available
1st	2,324	215.91	Available
Ground	1,850	171.87	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£160,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	On application

## Viewing & Further Information



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