



SELF CONTAINED OFFICE BUILDING TO LEASE- CLASS E
RENT £70,265 PER ANNUM
95 WHITE LION STREET ISLINGTON N1 9PF

 **Willmotts**
The Complete Property Service
020 8748 6644

- OFFICES EXTENDING TO 2,162 SQ FT (200.86 SQ M)
- ENTIRE SELF CONTAINED PREMISES
- UNDERGROUND ALLOCATED PARKING
- REAR TERRACE
- GAS CENTRAL HEATING AND AC

Description

A purpose built mid-terraced 3 storey office building in the heart of Angel. The property presents very well with excellent natural light, air conditioning, fitted carpets and gas fired central heating. Both the first and second floors provide separate offices which have modern glass partitions, whilst the remaining area is open plan. There is a fitted kitchen in the ground floor and WC's are located at Ground and second floors. The property benefits from good ceiling height and has plenty of storage space within the loft.

Location

The building lies on the north side of White Lion Street, close to the junction with Islington High Street (A1) and just south of Upper Street. Islington High Street and Upper Street are both home to a vast range of national and independent retailers. The property has excellent public transport links with Angel Underground Station (Northern Line) less than 100m to the East.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A copy of the EPC is available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £49,500.00; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq M	Sq Ft
Ground	69.94	753
First	68.70	739
Second	62.22	670
Total	200.86	2162

One underground car parking space accessed via undercroft between numbers 95-100 White Lion St.

Terms

£32.50 per Sq.Ft equating to £70,265 per annum. A new effective full repairing and insuring lease, for a term to be agreed, subject to 3 yearly upwardly only reviews.

Service Charge

The building falls within a service charge provision administered by the freeholder and further details are awaited.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT purposes.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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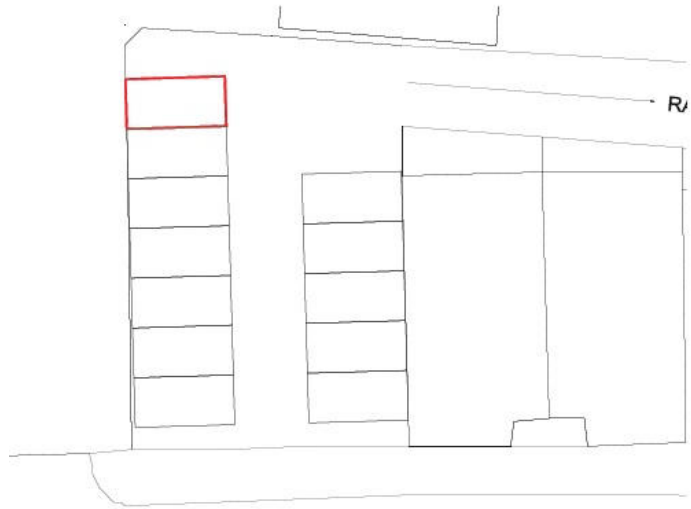
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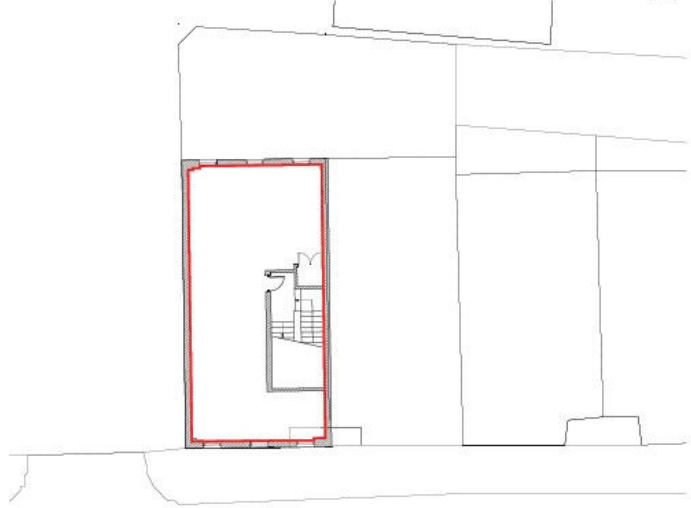


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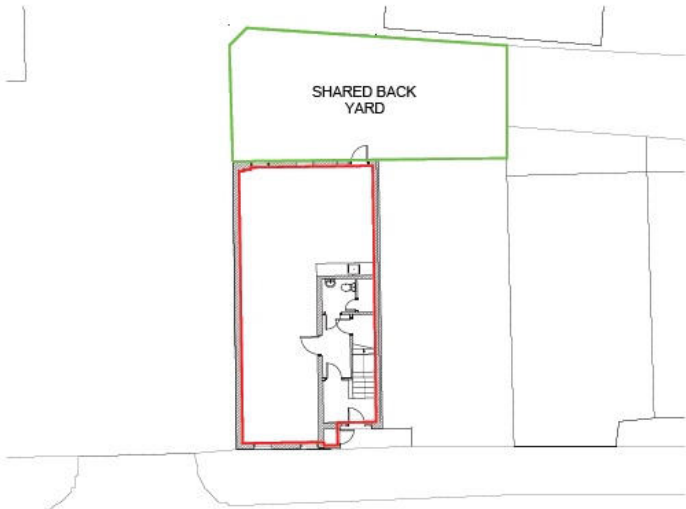
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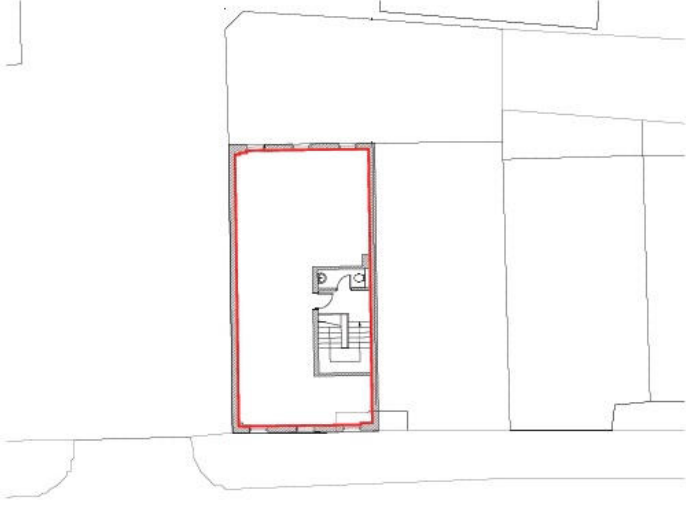
BASEMENT FLOOR PLAN
1:200



FIRST FLOOR PLAN
1:200



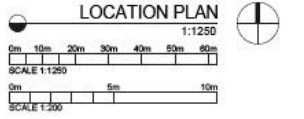
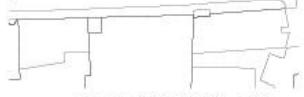
GROUND FLOOR PLAN
1:200



SECOND FLOOR PLAN
1:200

GENERAL NOTE
This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications issued.
All interior dimensions including ceiling heights are taken to and from finished surfaces unless otherwise stated. All levels and dimensions must be checked on site.
Any discrepancies with the information depicted in this drawing must be reported in writing. Responsibility cannot be accepted for alterations made to this drawing without prior permission.
This drawing must not be photocopied, scaled or reproduced otherwise scale accuracy cannot be guaranteed.
This drawing should not be used in any circumstances for any structural calculation or building construction / demolition work.

Land Registry Note
This drawing has been created in accordance with the Land Registry Practice Guide 4D.
Red = Extent of demised premises
Green = Extent of shared Yard



PROJECT TITLE

**95 WHITE LION STREET
LONDON
N1 9PF**

DRAWING TITLE
**LAND REGISTRY COMPLIANT PLAN
GROUND -SECOND FLOOR PLAN**

AREA

SCALE	SIZE	DRAWING
1:200	A3	LP01
DRAWN	CHECKED	DATE
AYH	XX	16/01/2024