



CLASS E OFFICE BUILDING TO LEASE

RENT £82,850 PER ANNUM

95 WHITE LION STREET ISLINGTON N1 9PF



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. Kings Cross Underground (Victoria, Central and Piccadilly Lines) and Kings Cross Railway (Eurostar and Southeastern) are also just 1 mile to the West

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.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

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

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

Terms

£82,850 per annum. A new effective full repairing and insuring lease, for a term to be agreed, subject to upwardly only reviews. The property shall be available in April 2024.

Service Charge

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

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.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT purposes.

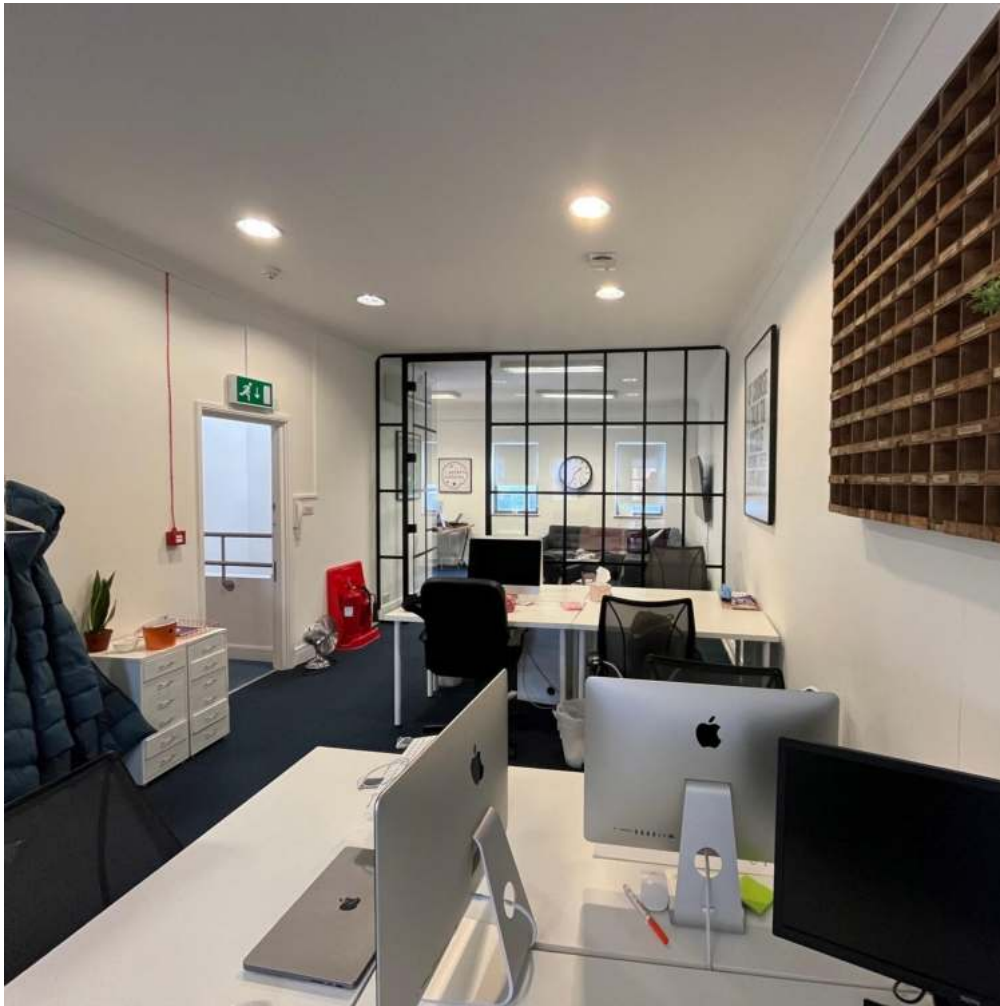
AML

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.
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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.
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Viewing

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

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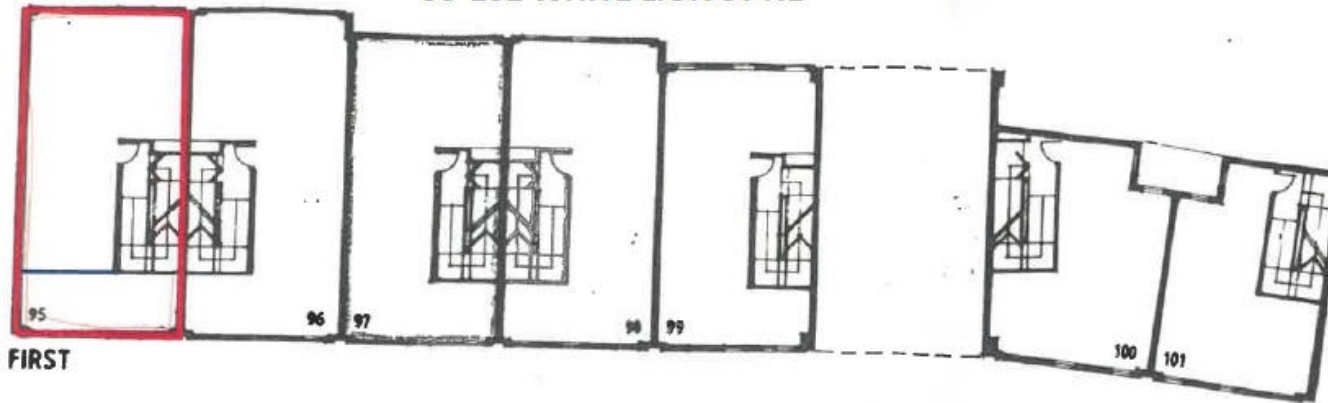
https://www.willmotts.com/commercial-agents_FV900DEC23



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FIRST & SECOND FLOORS PLANS
95-101 WHITE LION ST N1



GROUND & BASEMENT PLANS 95-101 WHITE LION ST N1

