



**STIRLING  
ACKROYD**

**TO LET**

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

**6,498 sq ft**

**Office building with rear  
parking/yard in Islington,  
N1**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

This self contained office building offers open-plan space over ground, first and second floors. The building also benefits from a rear yard/car parking which is rare in this N1 Islington location.

The ground floor has an industrial feel with shutter access, and the two 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 five minutes' walk away.

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

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## Key points

- The building offers 6,498 square feet over ground, first and second floors (no lift)
- £160,000 per annum rental exclusive
- Angel Station is less than five minutes' walk and Upper Street offers a variety of bus routes
- Great location - just off Upper Street, N1 which offers a wide range of shops, cafes and restaurants
- Self contained building with a rear yard/car parking - rare in this location
- Open plan layout on each floor
- Competitive rent level, flexible lease terms, ready for occupation
- Rear car parking/yard





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## 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

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## Viewing & Further Information



**Iftakhar Khan**  
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## Rents, Rates & Charges

Lease	New Lease
Rent	£160,000 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (98)

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