


OFFICE TO LET

Pride Court (1), 80/82 White Lion Street, Angel, Islington, London



 RENT £20,000 PA / £26 PSF

 SIZE 764 Sq Ft / 71.0 SQM

 FLOOR(S) 3rd Floor

 AVAILABLE Immediately



CONTACT

Elliot Goodman
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07773 038 190
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- Excellent natural light
- Entry phone system
- Refurbished
- Wooden flooring
- Two meeting rooms
- Category 2 lighting
- Walking distance from Tube station
- 24/7 Access

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THE SPACE


Refurbished office space to let covering the entire third floor of this smart and modern multi let office building. In excellent decorative order.

LOCATION

The space overlooks White Lion Street and is well located within a very short walking distance of Angel tube station.

NEARBY

- | | |
|---|--|
|  5 Post Offices |  15 Accountants |
|  11 Banks |  20+ Cafes |
|  5 Meal Deliveries |  20+ Parking Places |
|  14 ATMs |  20+ Gyms |
|  20+ Restaurants |  20+ Bars / Pubs |

 **Bus Routes**
4, 19, 30, 38, 43, 56, 73, 153, 205, 214, 341, 394, 476, n277, n41

 **Angel**


USE

B1 - Office.

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

Three month Rent Deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

The building's budget and 3rd floor proportion for the current year ending December 2018 appears to be £3,662.17 ex VAT.

BUSINESS RATES

Payable to Islington Council. The rateable value appears to be £21,250 which would mean you would pay circa £10,500 pa. You may qualify for relief. Please rely on your own confirmation with the council.

BUILDINGS INSURANCE

You would be liable for 5.48% of the whole buildings folio which reflects £592.67 ex VAT for the year ending December 2018.

FEES

One-off administration fee of £1,000 ex VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

D (76 - 100)

 **78** : This property

These details were updated on 06/02/2024

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