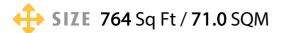
OFFICE TO LET

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













CONTACT
Elliot Goodman
020 7843 3793
07773 038 190
elliot.g@pearl-coutts.co.uk

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

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

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

11 Banks

20+ Cafes

5 Meal Deliveries

P 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 Northern

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





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















