


OFFICE TO LET

Pride Court (Unit 2), Angel, Islington, London, N1 9PF



 **RENT** £27,000 PA / £23 PSF

 **SIZE** 1190 Sq Ft / 110.6 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** Immediately



CONTACT

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- Open-plan layout
- LED lighting
- On-site parking
- Fibre broadband
- Separate meeting room
- Kitchens & WCs
- Excellent local amenities
- 24/7 Access

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LOCATION

Pride Court is situated on White Lion Street, a short walk from both Angel Underground Station (Northern Line) and King's Cross St Pancras, offering exceptional connections across London and beyond. The area is renowned for its vibrant mix of amenities, including Angel Central Shopping Centre, Chapel Market, and Camden Passage, all within easy reach. A diverse selection of restaurants, cafés, and bars create an attractive setting for staff and clients alike, making this location ideal for businesses seeking a dynamic and well-connected office base.

DESCRIPTION

This second floor office is located within Pride Court, a well presented multi-let office building in the heart of Islington. The suite offers 1,190 sq ft of predominantly open plan workspace, complemented by a private meeting room, providing an ideal layout for growing businesses and non-profit organisations. Recently refurbished by the current tenant, the office benefits from modern finishes, LED lighting, excellent natural light and high-speed fibre broadband connectivity. A dedicated kitchenette and optional onsite parking enhance the overall functionality of the space. With 24/7 access, occupiers will enjoy flexibility and convenience in a prime London location.

TRANSPORT LINKS

Bus Routes

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

Angel

Northern

AMENITIES

- B1 Use
- Category 2 Lighting
- Central Heating
- Entry Phone System
- Good Natural Light
- Recently Refurbished
- Walking Distance From Tube Station

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

DATA CONNECTIVITY

Phoneline Broadband - 7.9Mb average. Superfast Broadband - up to 80Mb (subject to line check and connection). Ultrafast Broadband - up to 350Mb (subject to line check and connection).

EPC

D (76 - 100)

87 : This property

These details were updated on 08/09/2025

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