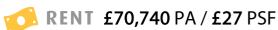
INDUSTRIAL UNIT TO LET

9 White Lion Street, Angel, Islington, London, N1 9PD













CONTACT
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- Generous ancillary offices
- Dry storage
- 2 large roller shutters
- Yard space
- Walking distance from Tube station
- 24/7 Access
- 5 Year Lease
- Rolling 6 month break after 2023

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THE SPACE

Warehouse/ light industrial unit available to rent in a large yard space at the rear of 9 White Street. This unit is ideal for off-site food preparation or even dry storage. At 2,620 Sq Ft this is a substantial area for most light industrial uses.

LOCATION

Just one minute away from Angel, Islington.

NEARBY

20+ Gyms

11 20+ Restaurants

🕰 20+ Bars / Pubs

13 ATMs

11 Accountants

11 Banks

20+ Cafes

🔂 5 Meal Deliveries

20+ Parking Places

5 Post Offices

Bus Routes

4, 19, 30, 38, 43, 56, 73, 153, 205, 214, 274, 341, 394, 476, n277, n41

Angel

Northern

USE

B8 - Warehouse.

LEASE

Lease term five years outside the Landlord & Tenant Act 1954. The landlord would require a rolling break at any time on six month's notice after January 2023.

DEPOSIT

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

SERVICE CHARGE

The annual budget appears to be £500 ex VAT.

BUSINESS RATES

The rateable value to Islington Council appears to be £28,000. This is not the amount you will pay, please rely on your own confirmation with Islington council as you will pay them directly.

BUILDINGS INSURANCE

You would be liable for 50% of the whole buildings folio which reflects £2,749.63 ex VAT for the whole of 2019.

FEES

One of administrative fee of £1,500 ex VAT.

This property is subject to VAT.

LEGAL COSTS

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

FPC

■ 76 : This property



