



# INDUSTRIAL UNIT TO LET

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



 RENT £70,740 PA / £27 PSF

 SIZE 2620 Sq Ft / 243.4 SQM

 FLOOR(S) Ground

 AVAILABLE Immediately



## 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           |  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.

## VAT

This property is subject to VAT.

## LEGAL COSTS

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

## EPC

**D** (76 - 100)

 **76** : This property

These details were updated on 06/02/2024