



FOR SALE

**28-29 White Lion Street,
London, N1 9PD**

6,498 sq ft

**RARE ISLINGTON
FREEHOLD
OPPORTUNITY WITH
CAR PARKING/REAR
YARD - VERY CLOSE TO
ANGEL STATION/UPPER
STREET - FULL VACANT
POSSESSION**



VIDEO TOUR

stirlingackroyd.com



Description

This self contained office building offers open-plan space over ground, first and second floors. The building also benefits from a rear yard/car parking which is very rare in this N1 Islington location.

The ground floor has an industrial feel with shutter access, and the two upper floors offer open-plan layouts which have been recently refurbished

This is an ideal opportunity to acquire a Freehold building with future development potential in the heart of Islington.

Key points

- The building offers 6,498 sq ft (gross) over ground, first and second floors plus a rear yard/rear car parking
- GUIDE PRICE - £2,250,000 - based on gross floor areas, this equates to £346 per sq ft. The Sale is not subject to VAT
- Angel London Underground Station(Northern Line) is within 2 minutes walk - 1 stop to Kings Cross Mainline station
- Great location - just off Upper Street, N1 which offers a wide range of shops, cafes and restaurants
- Self contained building with a rear yard/car parking - very rare in this location
- Open plan layout on each floor - ideal for occupiers
- Potential to add additional floors - subject to the relevant planning consent
- Ideal Freehold asset for investors and owner occupiers



Location

White Lion Street, situated just off Upper Street (A1), close to the junction of City Road (A501) which allows for easy access to the City and Kings Cross. Angel Station (Northern Line) is less than five minutes' walk away.

Upper Street offers a large range of national and independent retailers, cafes, restaurants and bars.

This is without doubt a great edge of City commercial and residential destination.

Transport Links



Angel 0.1 Miles



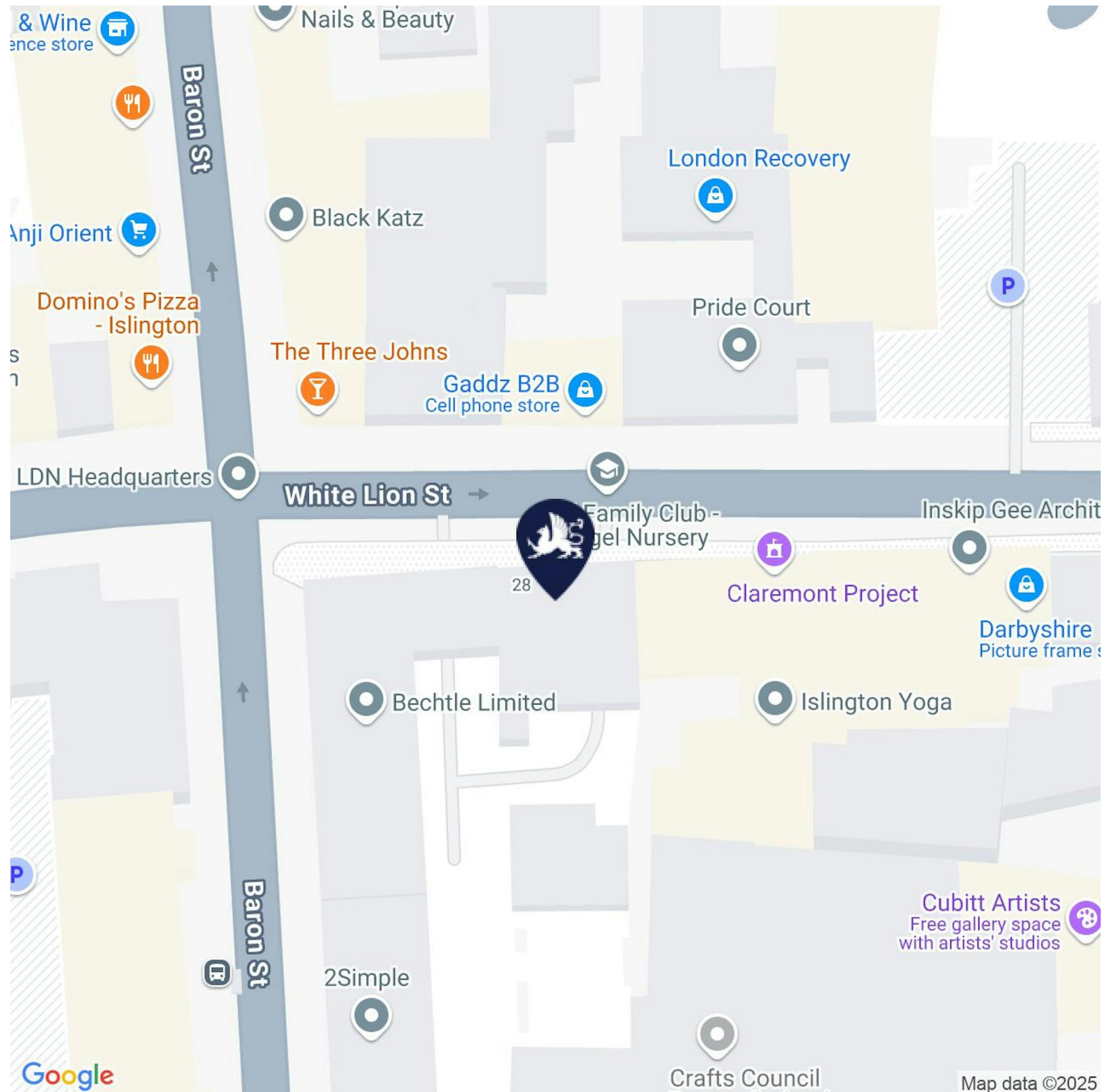
King's Cross 0.6 Miles

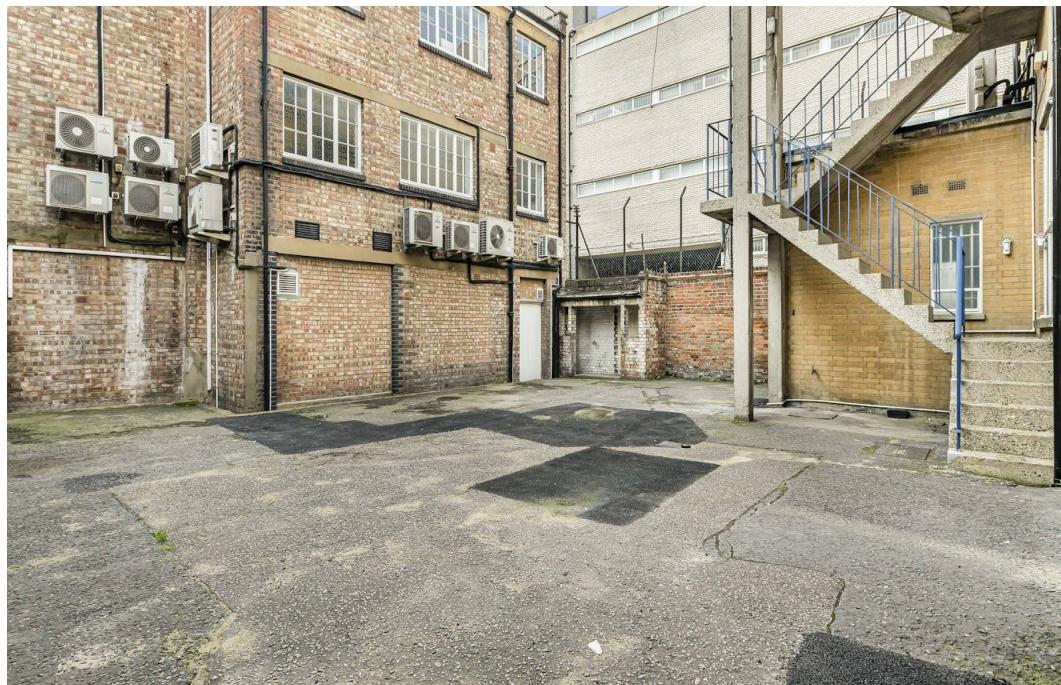


Kings Cross St. Pancras 0.7 Miles



St Pancras 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	2,324	215.91	Available
1st	2,324	215.91	Available
Ground	1,850	171.87	Available

Rents, Rates & Charges

Price	Offers in the region of £2,250,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	D (98)

Viewing & Further Information



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