

**white
lion
street**

Angel N1

The Building

The final space in 10 White Lion Street provides 5,560 sq ft of new build, Grade A, fully fitted office space in the heart of Angel.

The building boasts a high level of specification and excellent ESG credentials, with a focus on wellness and sustainability. This is reflected in the design and architecture, with exposed services and industrial finishes.



Specification



WELL
Gold rating



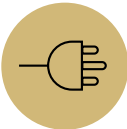
WiredScore
Platinum



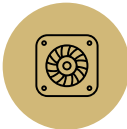
Smart app
enabled
building



BREEAM
Excellent



Electric
charging
points



Advanced
air filtration
system



80 bicycle
racks



7 showers &
96 lockers



**Club10
communal
spaces**

The communal Club10 lounge on the 3rd floor offers access to an all hands area, a boardroom, collaborative spaces, terrace, fully stocked kitchen and more.

Club10 Communal Lounge and Terrace

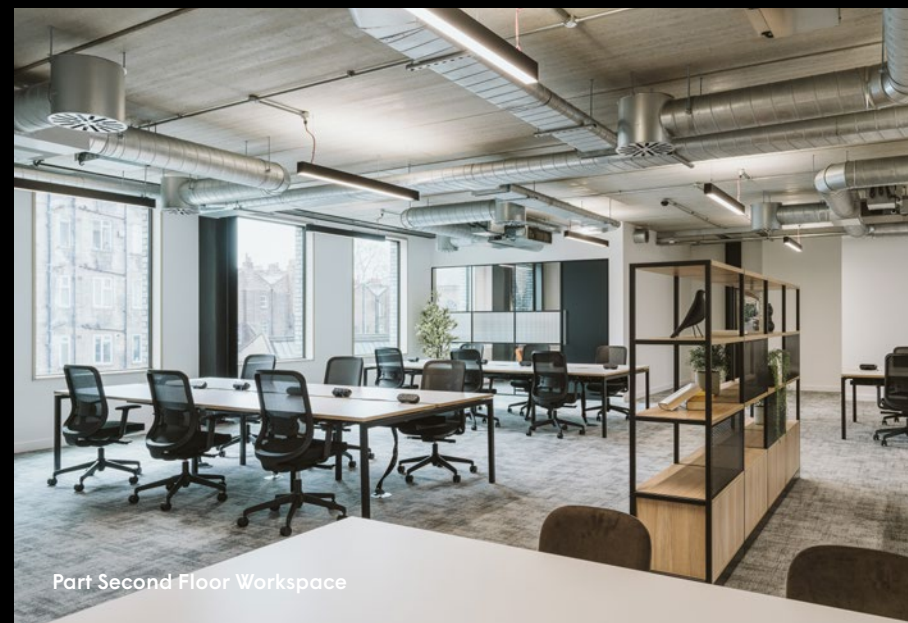


High quality
plug & play
workspace

Fully Fitted Part Second Floor Workspace



Part Second Floor Meeting Room



Part Second Floor Workspace



Part Second Floor Reception



Meeting rooms
and breakout
areas



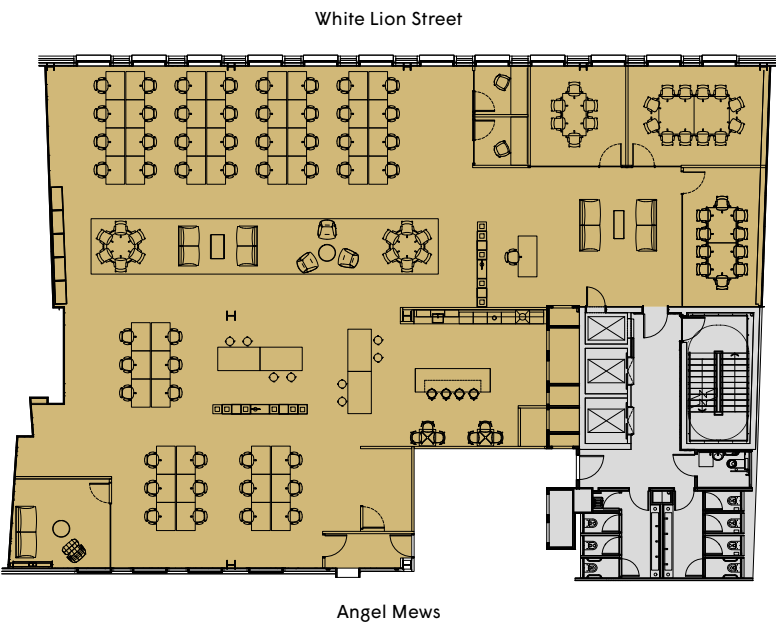
Part Second Floor Meeting room

The Space


This efficient, flexible floor plate is complemented by design details throughout the building providing an inspiring environment.

The 5,560 sq ft Part Second Floor is available in plug & play condition ready for occupation. Furnished to a high standard the workspace includes desks, meeting rooms and breakout areas.

Part Second Floor – 5,560 sq ft | 516.5 sq m



Workstations	50	6 person meeting room	01	Lounge area	01
12 person boardroom	01	Informal meeting room	01	Call pods	02
10 person meeting room	01	Kitchen / breakout area	01	Reception	01

 Floor plan for indicative purposes, not to scale.



Part Second Floor Kitchen / Breakout



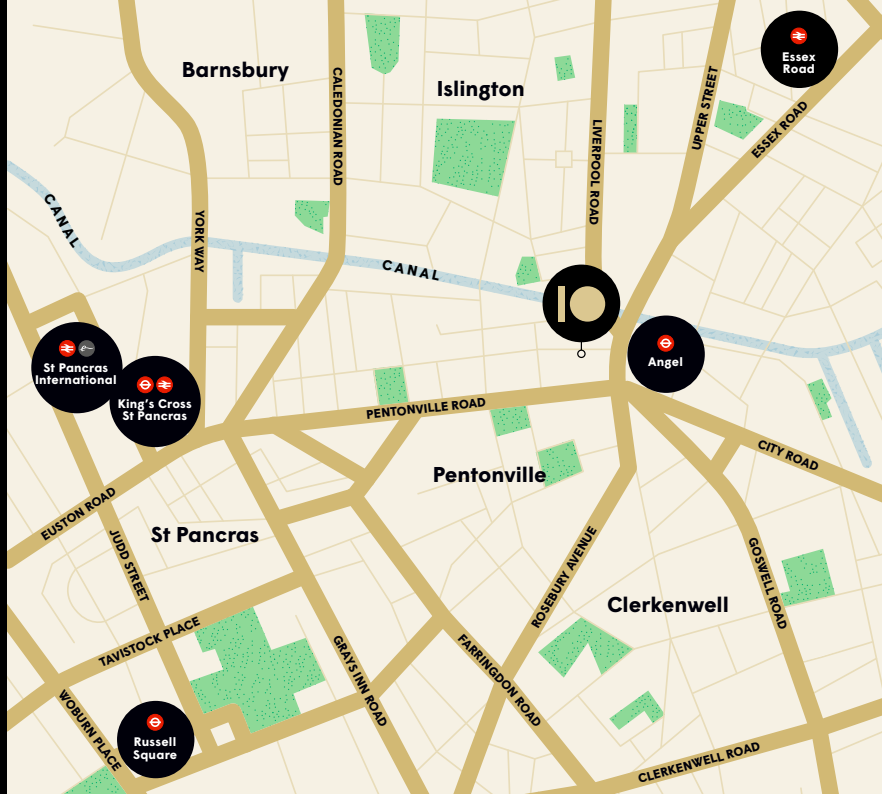
Part Second Floor Reception

Location

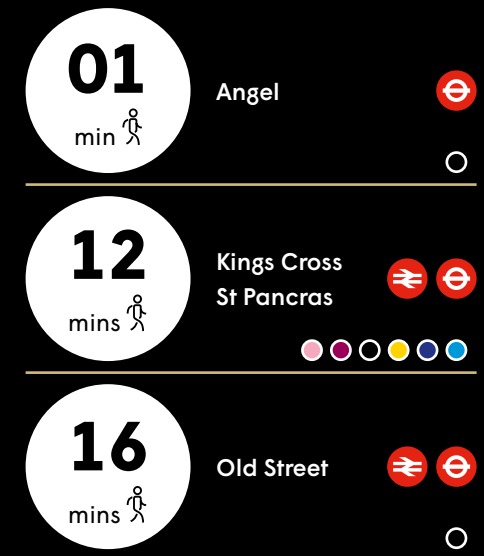
Positioned in an exceptional lifestyle and cultural destination, with excellent transport links from Angel.

10 White Lion Street is surrounded by celebrated destinations to eat, drink, shop and socialise, such as Exmouth Market, Coal Drops Yard and Old Street.

Transport is excellent, with Angel Station on your doorstep for a quick underground trip, as well as national rail services from Kings Cross and Old Street Stations.



Connectivity



Further information

Viewings

Strictly through the joint letting agents:

Terms

Upon application.

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

Designed & Produced by Cre8te 020 3468 5760 – cre8te.london