BUSINESS PROPERTY SOLUTIONS

The Canonbury Suite

Claremont, 24-27 White Lion Street
Angel, London N1 9PD





Offices to Let

NEWLY REFURBISHED DOUBLE OFFICE SUITE | APPROX 635 SQ FT
RENT £1,875 PCM | SERVICE CHARGE £640 PCM
SUBJECT TO CONTRACT

DESCRIPTION

The Canonbury Suite comprises an attractive, newly refurbished first floor office suite within Claremont, a characterful period building on White Lion Street, Angel.

The accommodation is arranged as two adjoining office rooms, benefiting from high ceilings, large double-glazed windows and an abundance of natural light. Period features, including a fireplace, further enhance the character of the space.

The suite extends to approximately 635 sq ft (58.9 sq m) and benefits from a private kitchenette, together with access to newly refurbished communal toilet facilities.

The accommodation is suitable for approximately 12–20 desks and offers an attractive working environment for a variety of office occupiers.

LOCATION

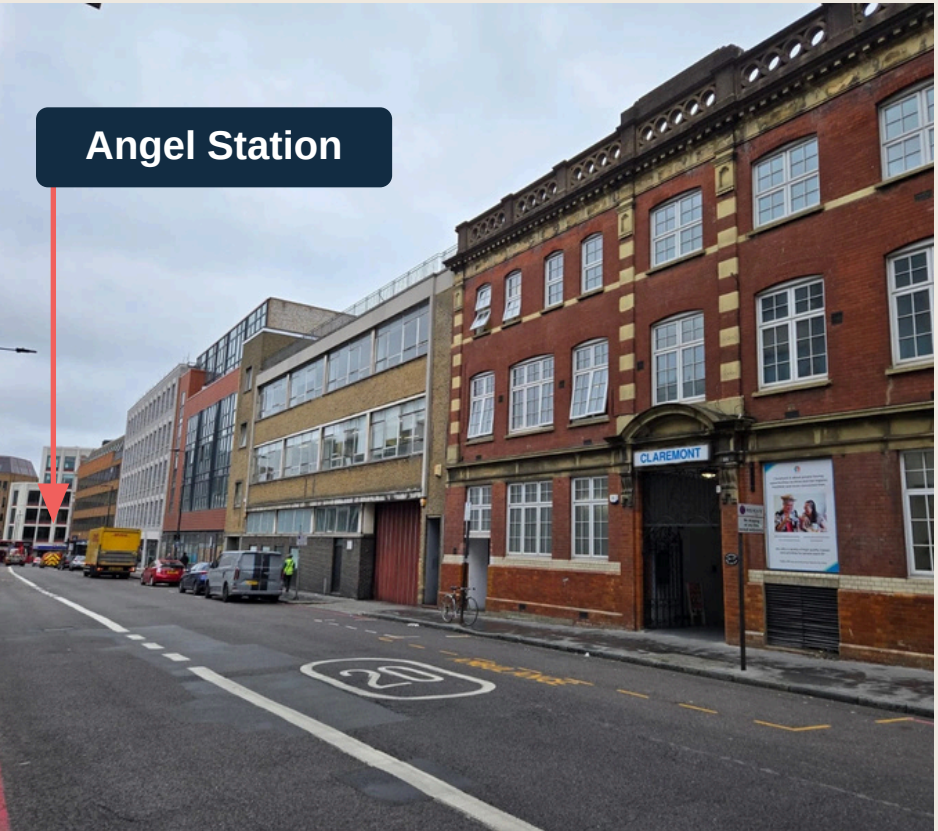
The property is prominently situated on White Lion Street in the heart of Angel, Islington, just moments from the vibrant Upper Street.

Angel Underground Station (Northern Line) is less than a four-minute walk away, providing excellent transport connections across Central London. The area is also well served by numerous bus routes.

Upper Street offers an extensive range of shops, cafés, restaurants, bars and leisure facilities, including theatres, cinemas and galleries.

The property also benefits from proximity to several green spaces and Regent's Canal, making it an attractive location for businesses seeking a well-connected office environment.









PROPERTY HIGHLIGHTS

- Newly refurbished first floor office suite
- Two adjoining office rooms totalling approximately 635 sq ft (58.9 sq m)
- Suitable for approximately 12–20 desks
- Attractive period features, including a fireplace
- High ceilings and excellent natural light
- Large double-glazed windows
- Private kitchenette
- Lift and step-free access
- Newly refurbished communal toilet facilities
- Access to meeting room facilities
- Excellent location within walking distance of Angel Underground Station
- Discounted rates for charities and purpose-driven organisations: rent £1,875 pcm, service charge £640 pcm.

MEETING ROOMS

Occupiers benefit from access to four furnished meeting rooms within the building, suitable for individual meetings, group discussions and workshops.

A complimentary monthly meeting room allowance is included, with discounted rates available for additional bookings.

BUILDING FACILITIES

Occupiers benefit from a range of facilities, including:

- Reception desk staffed Monday to Friday, 9am–5pm
- On-site Facilities Manager, Monday to Friday, 9am–5pm
- Visitor waiting area
- Evening and weekend building access
- Lift access to all floors
- Cleaning services available at an additional cost

ACCESSIBILITY

- Step-free access from street level
- Lift serving all floors
- Accessible toilet facilities on the ground floor
- First floor toilet facilities with accessibility features

ACCOMMODATION

- Canonbury West: approx. 284 sq ft
- Canonbury East: approx. 351 sq ft
- Total: approx. 635 sq ft
- Capacity: 12 to 20 desks

TERMS

The accommodation is available to let on terms to be agreed, subject to contract.

The following discounted rental terms are offered for charities and purpose-driven organisations:

Rent: £22,500 per annum (£1,875 pcm)

Service Charge: £7,680 per annum (£640 pcm)

Total: £30,180 per annum (£2,515 pcm)

BUSINESS RATES

Interested parties are advised to contact the relevant Local Authority.

LEGAL COSTS

Each party to bear their own costs.

EPC

D

VAT

TBC



Viewings

Strictly by appointment through the letting agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants
www.businesspropertysolutions.com

Bav Shah MRICS

Mail@BusinessPropertySolutions.com

07960 960860 / 020 3325 0344

Misrepresentations Act: Business Property Solutions Limited for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Business Property Solutions Limited has any authority to make or give any representation or warranty in relation to this property. Business Property Solutions Limited (Company No 10031248) is authorised and regulated by the Royal Institution of Chartered Surveyors. Business Property Solutions is a trading name of Business Property Solutions Limited - November 2026