



TO LET

**Unit 2, Angel Wharf, 55
Eagle Wharf Road,
London, N1 7ER**

2,950 sq ft

Fully furnished Canalside
ground and lower ground
floor



VIDEO TOUR

stirlingackroyd.com



Description

A substantial commercial unit, which is fully fitted to provide plug and play office space. Configured with workstations to the ground floor plus private meeting rooms, meeting pods, two kitchens and shower facilities.

The lower ground floor is fitted with a number of workstations, large boardroom, additional meeting room, meeting pods, various breakout areas, soft furnishings and kitchen with breakfast bar.

Angel Wharf is set within a private gated courtyard which overlooks the canal, there is the option to have some outdoor seating and there is parking on site which may be available by separate negotiation.

Location

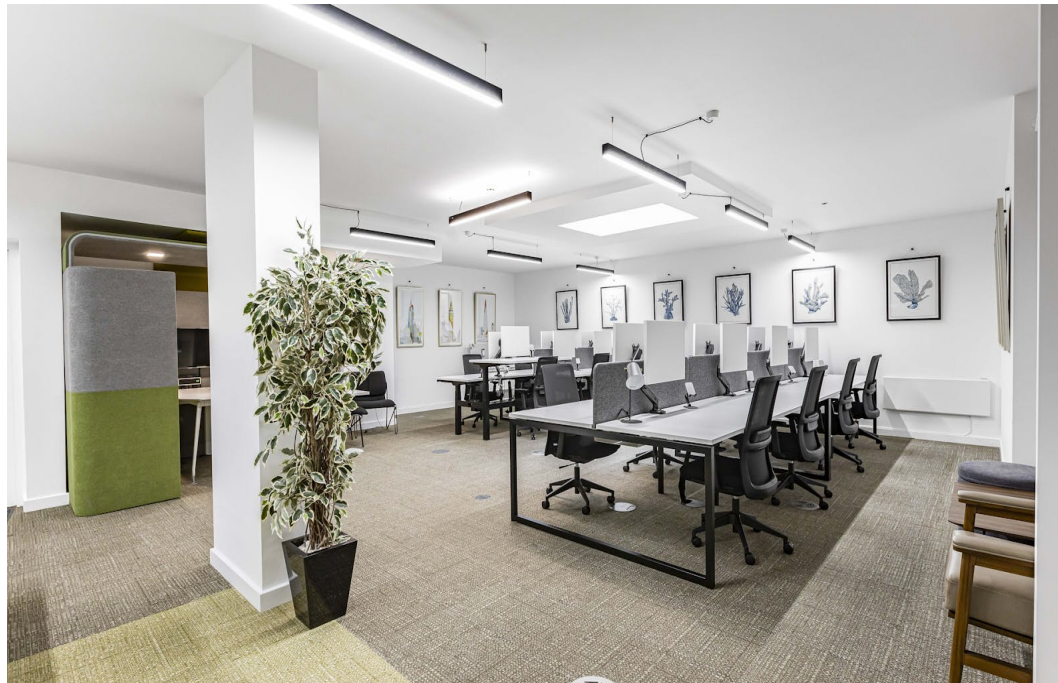
An easy spot to get to and from, the building is short walk from Old Street, New North Road and runs directly alongside the Regents Canal. Numerous bus routes link the City, West and East End.

The perfect location for creative occupiers who are looking for a tranquil and inspiring environment that is within easy reach from the local amenities, shops and restaurants.

Key points

- Canalside office
- Self-contained ground and lower ground unit
- Modern office aesthetic
- Courtyard
- Fitted meeting rooms
- Well furnished throughout
- Fresh air ventilation
- Kitchen spaces





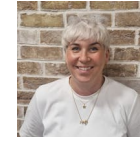
Accommodation

Name	sq ft	sq m	Availability
Ground	641	59.55	Available
Lower Ground	2,309	214.51	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£9.54 per sq ft
Service Charge	On application
VAT	On application
EPC	C (59)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 01/05/2024