

**SELF-CONTAINED,
WAREHOUSE STYLE
WORKSPACE**

**14 WHARF ROAD
N1**

7,480 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

The building has undergone a full refurbishment of the entire accommodation. Stunning 2-floor option with interconnecting stair (and lift access) impressive ceiling heights and contemporary industrial features. All brand new fixtures, fittings, finishes, mechanical and electrical.

PRIME SELF-CONTAINED, WAREHOUSE STYLE OFFICE SPACE AVAILABLE

AMENITIES



SELF-CONTAINED



WAREHOUSE STYLE
FEATURES



EXCELLENT
TRANSPORT LINKS



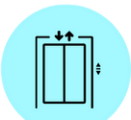
EXCELLENT NATURAL LIGHT



PRIVATE TERRACE



EXPOSED BRICKWORK



LIFT



GREAT CEILING HEIGHTS



PRIME LOCATION



GROUND FLOOR

FIRST FLOOR



WHARF ROAD

MICAWBER STREET

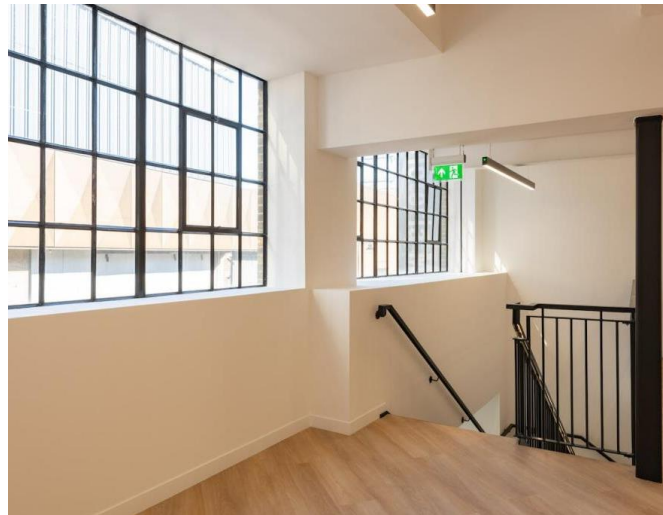
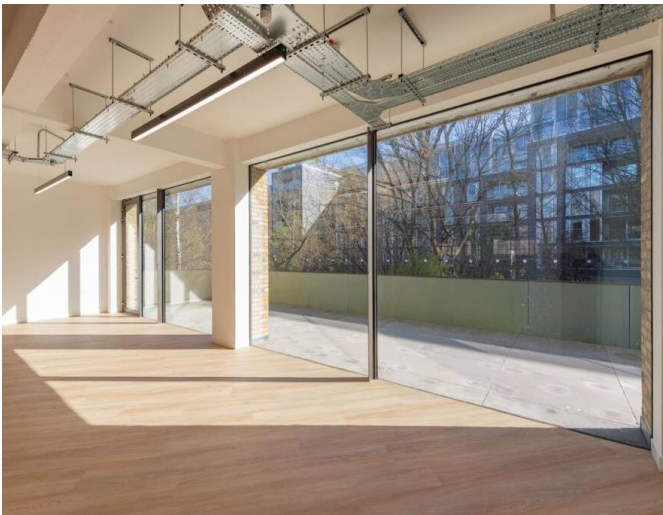


WHARF ROAD

MICAWBER STREET

BELCOR

14 WHARF ROAD,
N1



TRANSPORT

Old Street - 8 mins



Angel - 10 mins



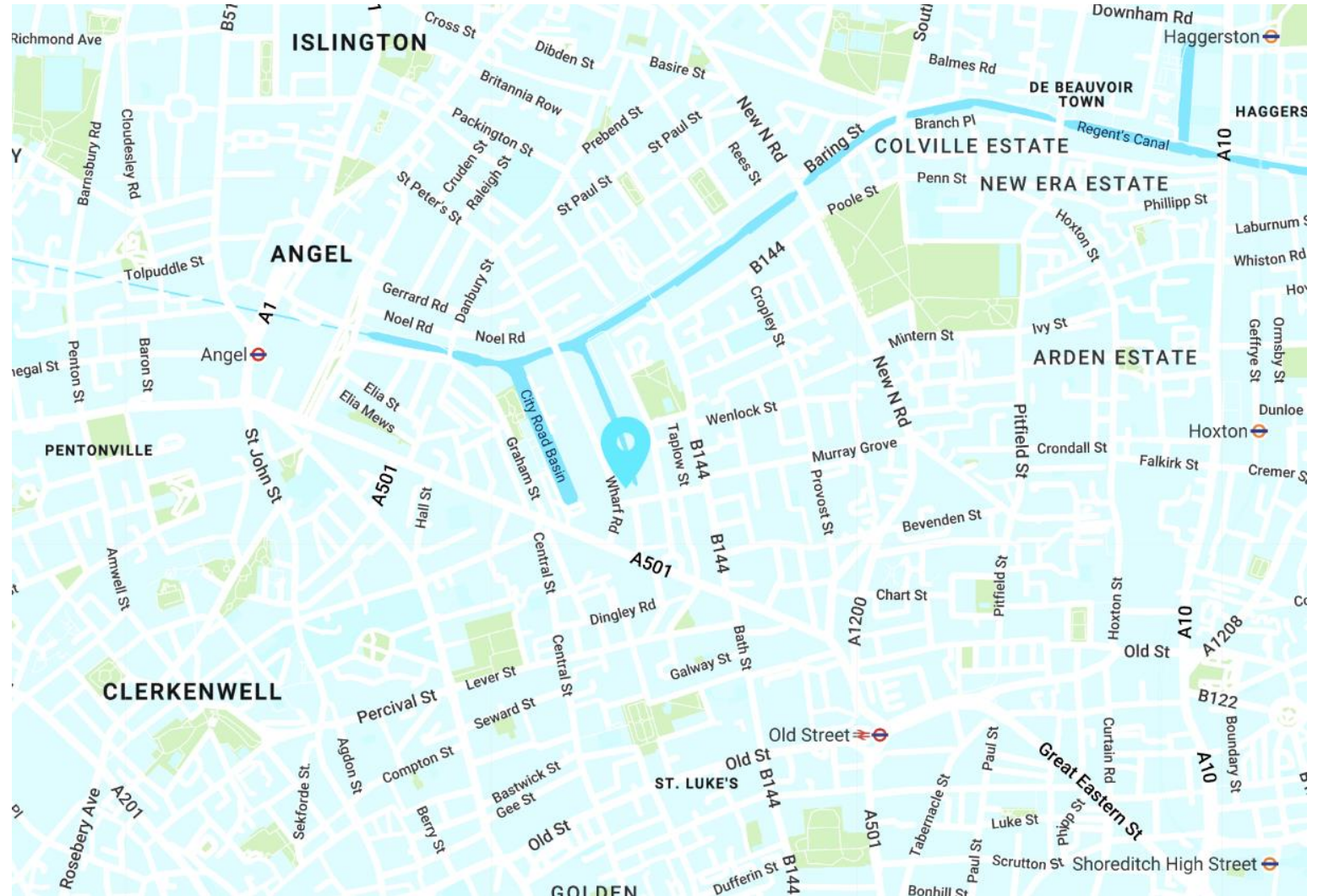
Barbican - 14 mins



AREA

The property has a unique canal-side setting, within close proximity to one of London's major mixed use regeneration areas, City Road and Old Street roundabout. There is a wealth of local amenities on your doorstep.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	4,123	Available				
First Floor	3,357	Available				
Total	7,480	Available	£37.50	£13.00	£0.50	£31,790

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE JOINT AGENTS

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