



**ADELAIDE WHARF, 21 WHISTON RD, E2**

**OVERVIEW**

Self-contained office space within an attractive mixed-use scheme overlooking Haggerston Park and the Regent's Canal.

Creative design aesthetic with concrete finishes, high-ceilings and excellent natural light.

Newly refurbished and part-fitted, providing a new kitchen and meeting rooms.

Access to landscaped garden / private courtyard at rear.

Within a short-walk of popular Broadway Market, Columbia Road and Shoreditch.

**AMENITIES**

Excellent natural light

Impressive outlook over the park with views of the City

Self-contained with own front door

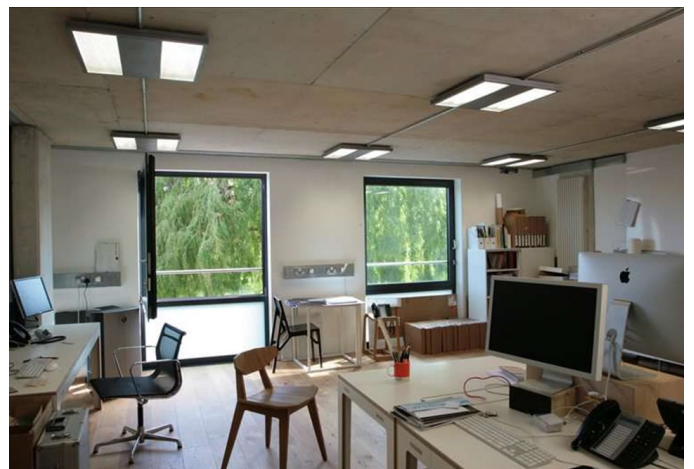
Kitchen and meeting rooms

Shower and WC's on each floor

Secure cycle storage

Access to private courtyard at rear

Passenger lift





Ground Level

## TERMS

New lease from landlord

## SUMMARY

Available Size 2,497 sq ft to 6,749 sq ft

Floor: 1st floor 4,252 sq ft

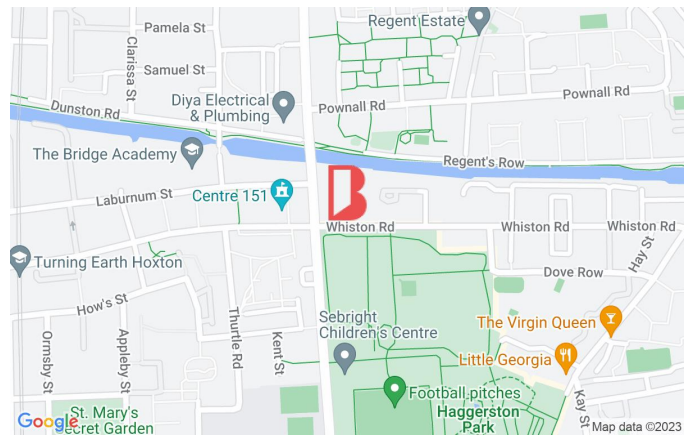
Floor: Ground 2,497 sq ft

Rent £32.50 per sq ft

Business Rates £12.00 per sq ft

Service Charge £4.00 per sq ft

VAT Elected



## LOCATION

Adelaide Wharf is enviably located within just 5 minutes' walk of Broadway Market and Columbia Road, providing a vibrant selection of cafes, restaurants, bars and shops. Shoreditch, Hoxton and Bethnal Green are also within easy reach. Hoxton, Haggerston and Cambridge Heath overland stations are all within a short-walk, providing frequent trains into the City and connections to the wider underground / transport network. The Regents Canal sits behind the building, offering popular running and cycling routes west to Angel and east to Stratford.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

## STEPHEN FOSTER

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