

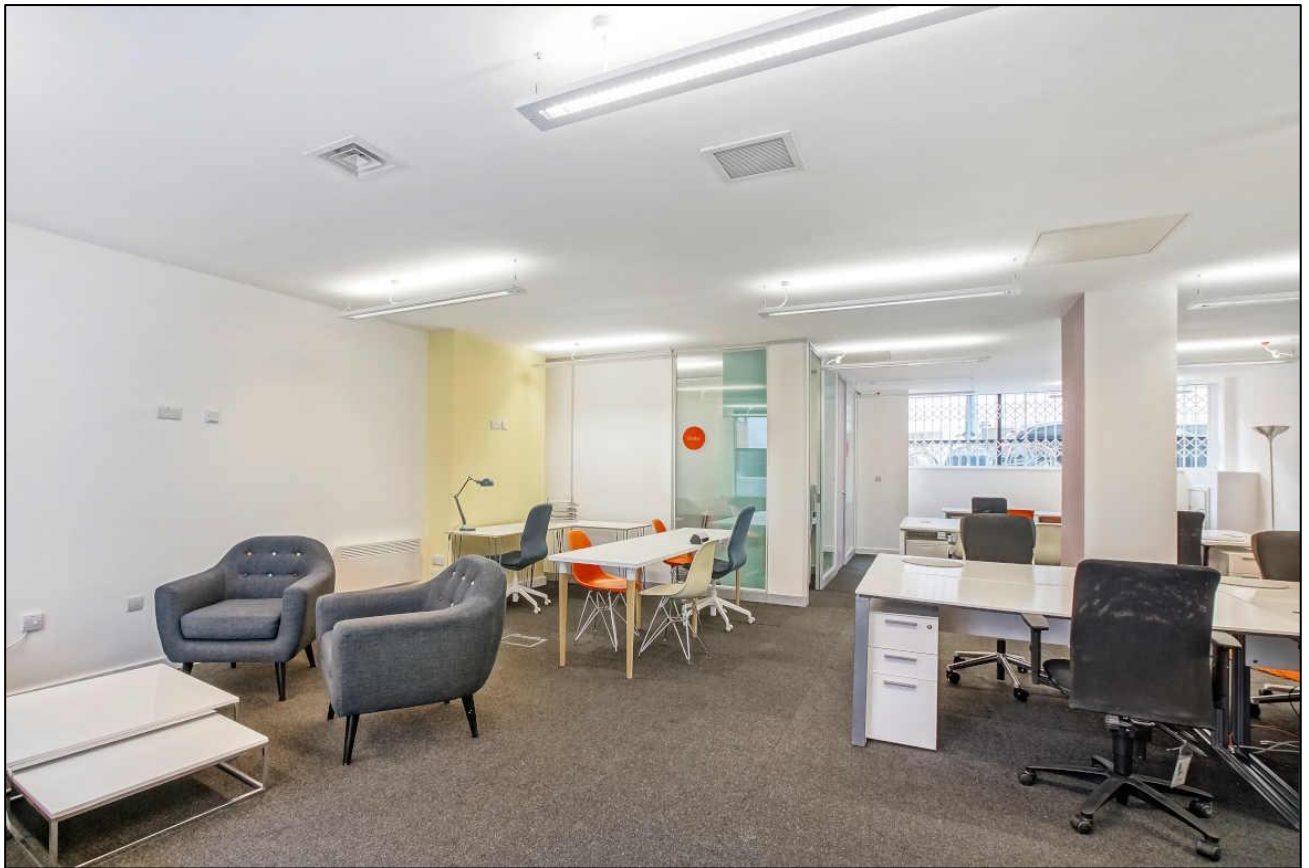
Commercial office space

1,225 sq. ft. / 113.81 sq. m.

Self-contained office within gated courtyard, overlooking Regents Canal

TO LET

Unit 1 Angel Wharf, 59 Eagle Wharf Road, London N1 7ER



LOCATION

Angel Wharf is situated on the corner of Shepherdess Walk and Eagle Wharf Road, overlooking the Regents Canal. The property is located between Old Street and Angel underground stations, close to Shoreditch Park. Nearby amenities include The Commissary bar & restaurant, The Narrowboat, Studio Kitchen and various excellent pubs for food and drink.

TRANSPORT

Old Street (Northern Line and National Rail)
Angel (Northern Line)
Essex Road (National Rail)
Hoxton (London Overground)
Buses 43, 205, 214, 394



DESCRIPTION

Angel Wharf is a mixed-use development with apartments on the upper floors and commercial offices on the lower floors.

The office is self-contained accessed through the main courtyard. The unit benefits from windows to the front and rear elevations, presenting it with excellent natural daylight. The space comes pre-furnished, with 3 meeting rooms, WC and shower facilities and a kitchenette.

AMENITIES

- Attractive courtyard setting
- Self-contained office space
- Excellent natural daylight
- Open plan office
- 3 meeting rooms
- Storeroom
- Fully accessible raised access floor
- Kitchenette
- W/C and shower
- Secure bike storage
- On site security

APPROXIMATE FLOOR AREAS

Ground 1,225 sq. ft. 113.81 sq. m.

LEASE

A new flexible lease available

RENT

£20,000 per annum plus VAT

SERVICE CHARGE

We have been advised that the service charge is approximately £4,176 per annum.

BUSINESS RATES

Business rates payable for 2023/24 are £18,712.50.

Interested parties should verify this figure with The London Borough of Hackney.

TOTAL OCCUPATIONAL COSTS

£42,888.50 per annum

£3,574.04 per calendar month

Excludes utility bills and VAT

PLEASE CONTACT

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