

Tel: 020 7336 1313

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**ANTON
PAGE** 

Office for sale with vacant possession

1,428 sq. ft.

Of interest to owner occupiers and investors

FOR SALE

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



LOCATION

Angel Wharf is situated on the corner of Sheperdness 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, Gainsborough Café and various excellent pubs for food and drink.

TRANSPORT

Old Street (Northern Line + First Capital Connect)

Angel (Northern Line)

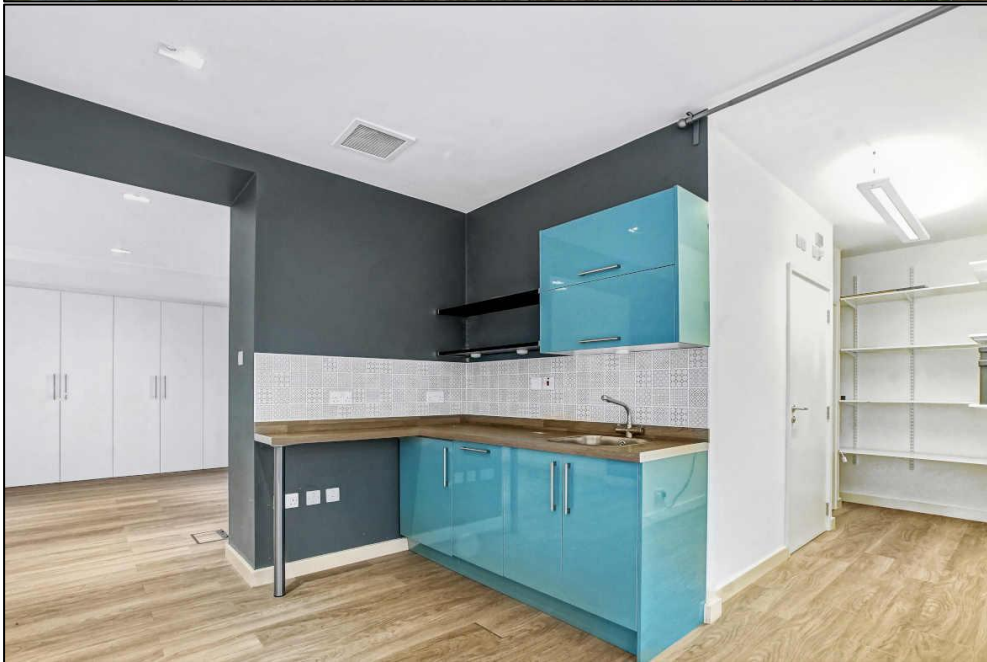
Essex Road – National Rail

Haggerston – London Overground

Buses 43, 205, 214, 394

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

Angel Wharf is a mixed-use development completed in 2009.

The property is neatly tucked into the near corner of the communal gated courtyard, overlooking the Regents Canal.

Internally, the property provides modern, open plan office accommodation and benefits from modern light fittings, raised access floors, a fitted kitchen, WCs and shower.

A unique opportunity, the property is available immediately for local occupiers or investors looking to purchase an office.

AMENITIES

- Attractive courtyard setting
- Self-contained office
- Fitted kitchen
- Modern lighting
- Independent heating
- Fully accessible raised access floor
- W/C
- Shower
- Secure bike storage
- On-site security

APPROXIMATE FLOOR AREAS

Ground 1,428 sq. ft. 70.9 sq. m.

LEASE

long leasehold interest of 125 years from 2009

PRICE

£1,050,000

GROUND RENT

£1,000 per annum plus VAT

SERVICE CHARGE

We have been advised that the service charge is running at approximately £4,400 per annum.

BUSINESS RATES

Business rates payable for 2021/22 are approximately £9,849 or £6.89 per sq. ft.

Interested parties are expected to satisfy themselves in respect of business rates obligations through the VOA or London Borough of Camden.

USE

B1 Offices

VAT

The property is elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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