BELCOR

32B WATERSIDE, WHARF ROAD, NI

570 SQ FT
MEDIA STYLE CANAL SIDE OFFICE SPACE FOR RENT OR SALE
OLD STREET NI


Waterside



BELCOR

32B WATERSIDE
NI

DESCRIPTION

Self contained studio office set within a cobbled courtyard development overlooking the Wenlock Basin. The office has a timber flooring, glazed crittal meeting room, kitchen and private WC.

The estate includes onsite coffee shop, commissionaire, secure bike storage, outside seating on the canal side and communal gardens.

AMENITIES



MEDIA STYLE OFFICE OVERLOOKING WENLOCK BASIN








DEPLAR
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TRANSPORT

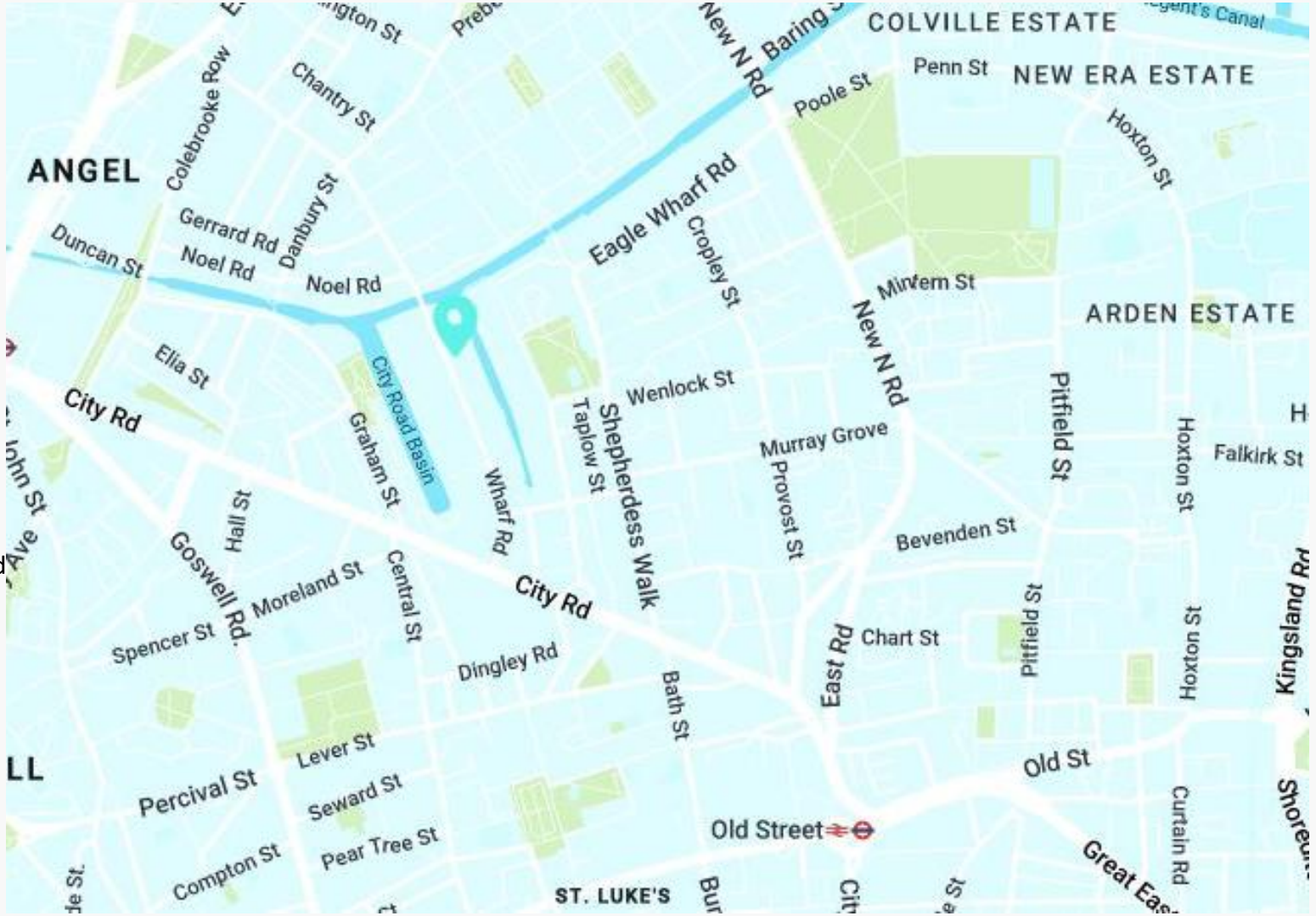
Old Street– 10 Mins Walk

Angel – 13 Mins Walk

AREA

Located Moments from Wenlock Basin on Wharf Road, the property is situated within short walking distance from Old Street roundabout, Hoxton Square and Agnel Islington. The area is surrounded by a host of tech and creative office Occupiers.

LOCATION



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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	PRICE	RENT (PSF)	RATES (PSF)	S/CHARGE (PSF)	TOTAL (PCM)
Unit 32b	570	Available	£250,000	£29.50	£14.31	£5.00	£2,320

LEASE

Available on a new flexible lease, contracted outside of the Landlord & Tenant Act.
Also available for sale on a long leasehold basis

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.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

BELCOR

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203254



JACOB DOBRIN
AGENCY
jacob@belcor.london
07956 195700