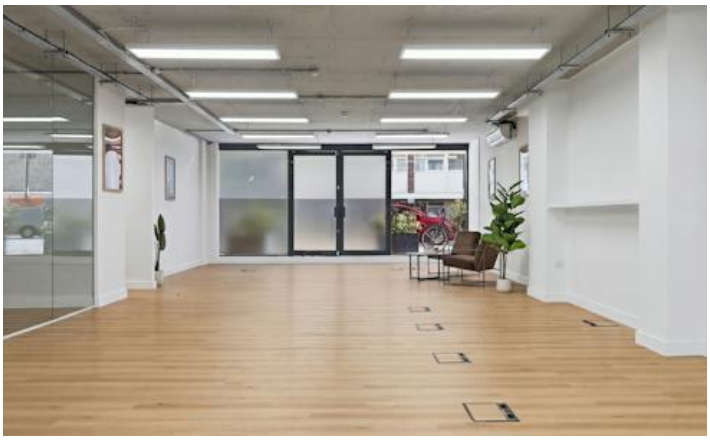
ELLIS BROWN

TO LET

Micawber Wharf, 17 Micawber Street, N1 7TB
1,550 sq ft

Self contained unit with a private terrace available by way of a new lease at an economical rent.







Ellis Brown
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Description

Ellis Brown are pleased to present this fully fitted self contained ground floor office space with a large street facing entrance, which benefits from a private terrace at the rear and is available at an economical rent. The unit currently has a fitted kitchen, 2 meeting rooms as well as fully cabled fibre internet. This space has been newly refurbished, with recent works including the installation of new wood-effect LVT flooring, upgraded lighting, and full redecoration.

Location

Micawber Wharf has good accessibility from Old Street and Angel stations. The unit is a short walk from the picturesque Regent's Canal and benefits from a range of amenities on its doorstep on City Road and the surrounding area, including a wide range of cafés, restaurants, gyms and green areas.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,550	144	£25	£16.26	£3.60	£5,794.42	£69,533	Available
Total	**1,550**	**144**	**£25**	**£16.26**	**£3.60**	**£5,794.42**	**£69,533**	

Features

Self contained entrance
Private terrace
Meeting rooms
Air conditioning
Economic rent
Fitted kitchen
Demised W/C and shower facilities

EPC

On application

Terms

On application

VAT

On application

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