

ELLIS BROWN

RETAIL TO LET

Fantastic restaurant opportunity overlooking Regent's Canal.

Eagle Wharf Studios, 49-50 Eagle Wharf Road,
N1 7ED
2,600 sq ft



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Description

Eagle Wharf Studios is a converted warehouse, comprising of over 30,000 sq ft of office and studio spaces. This fully fitted restaurant/cafe is located within the centre of the development and comprises a bar, industrial kitchen, storage and a pontoon on Regent's Canal. The space benefits from excellent natural light throughout as well as a fitted extraction system.

Location

Overlooking Regent's Canal, 49-50 Eagle Wharf Road occupies a prime position between Shoreditch, Hoxton and Angel. The property is within walking distance of Old Street, Hoxton and Angel stations, providing excellent connectivity, while the surrounding area offers an exceptional selection of cafés, restaurants and bars.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Total month	Total year	Availability
Unit - Ground & 1st	2,600	241.55	£35	£7,583.33	£91,000	Available
Total	2,600	241.55	£35	£7,583.33	£91,000	

Features

- Overlooking Regent's Canal
- Fitted kitchen
- Outside seating
- Fitted restaurant
- Great ceiling heights
- Existing extraction
- Fantastic natural light

EPC

On application

Terms

On application

VAT

On application

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