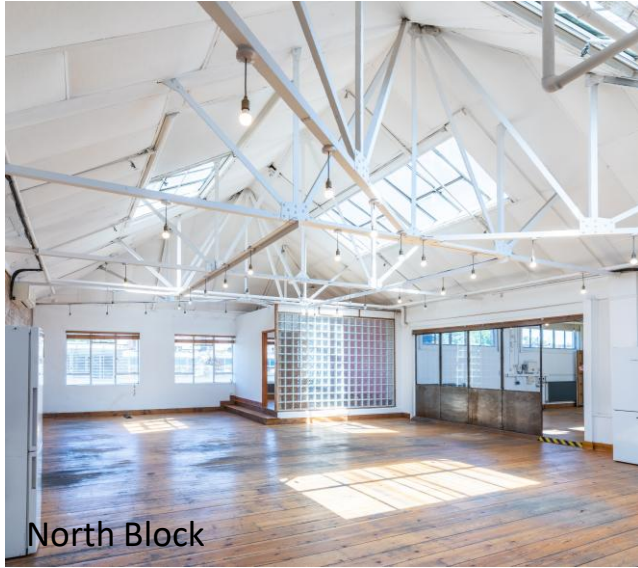


**EAGLE WHARF
STUDIOS
OLD STREET NI**

248 - 21,029 SQ FT
CREATIVE STUDIOS FOR RENT CLOSE TO OLD
STREET, ANGEL & HOXTON
OLD STREET, NI

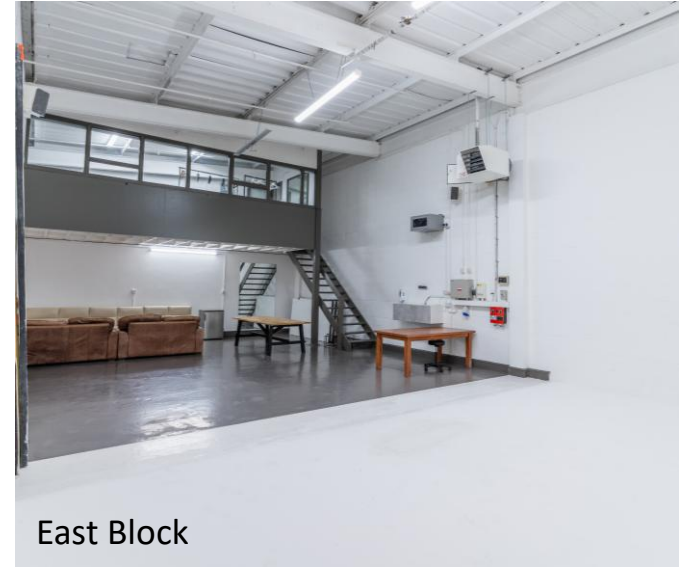




North Block



East Block



East Block



South Block



North Block



Court Yard

DESCRIPTION

Eagle Wharf Studios is a characterful converted warehouse providing a range of creative artist studios in Old Street. The building offers flexible workspace accommodation suitable for artists, photographers, makers and creative businesses, with units ranging from 250 sq ft up to 20,000 sq ft. Arranged across ground, first and second floor studios, the property offers a vibrant, collaborative creative community in the heart of Old Street.

AMENITIES



24 HOUR ACCESS



KITCHENETTE



ON-SITE CARETAKER



PITCHED ROOF



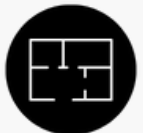
WAREHOUSE
STYLE FEATURES



EXCELLENT
NATURAL LIGHT



EXPOSED
BRICKWORK



OPEN PLAN



GREAT CEILING
HEIGHTS

CREATIVE STUDIOS FOR RENT IN A CONVERTED WAREHOUSE



TRANSPORT

Old Street – 12 Mins Walk



Angel – 15 Mins Walk



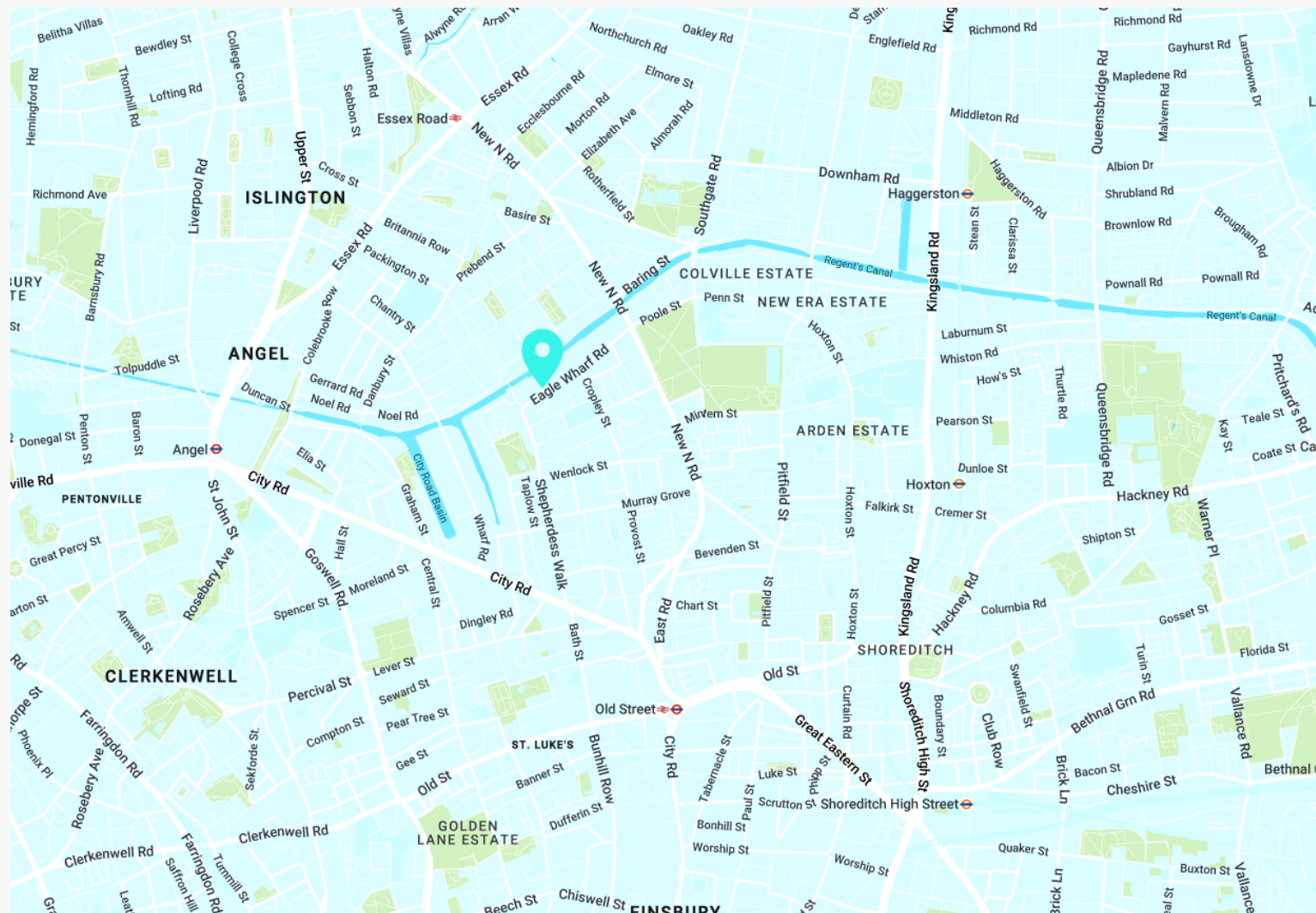
Essex Road – 13 Mins Walk



AREA

Located on the north side of Eagle Wharf Road, close to its junction with New North Road and Shepherdess Walk, the property sits on the banks of the Regent's Canal in the heart of Hoxton, N1. It's within easy walking distance of Old Street and Essex Road stations, with Angel also close by. The vibrant bars, restaurants and cafés of Shoreditch and Hoxton are all on the doorstep, alongside a thriving creative and tech community.

LOCATION





GROUND FLOOR

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
Studio 1	Ground	1,389	Available	£48,615	Included	Included
Studio 2	Ground	1,362	Available	£46,670	Included	Included
Studio 3	Ground	398	Available	£13,930	Included	Included
Studio 4	Ground	1,749	Available	£61,215	Included	Included
Studio 5	Ground	893	Available	£31,255	Included	Included
Studio 6	Ground	2,217	Available	£77,595	Included	Included
Studio 7	Ground	2,008	Available	£73,080	Included	Included
Studio 9	Ground	732	Let	£25,620	Included	Included
Studio 10	Ground	667	Available	£23,345	Included	Included
Studio 11	Ground	980	Available	£34,300	Included	Included
Studio 12	Ground	958	Available	£33,530	Included	Included
Store	Ground	377	Available	£13,195	Included	Included
Studio Office	Ground	614	Available	£21,490	Included	Included
Ground Floor Office	Ground	1,260	Available	£44,100	Included	Included



1st & 2nd Floor

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
Casting Room & Board room	First	TBC	Available	TBC	Included	Included
Glass Roof Office and Storage	Part Ground & First Floor	753	Available	£26,355	Included	Included
Suite 6	First	374	Available	£13,090	Included	Included
Studio 13	First	549	Available	£19,215	Included	Included
Office 1	First	463	Available	£16,205	Included	Included
Office 2	First	495	Available	£17,325	Included	Included
Office 3	First	237	Available	£8,295	Included	Included
Office 4	First	TBC	Available	TBC	included	included
Studio 8	Second	1,707	Available	£59,535	included	included

UNIT	FLOOR	SIZE (SQ FT)	STATUS	RENT (PER ANNUM)	RATES (PSF)	SERVICE CHARGE (PSF)
2	Second	1,303- 4,370	Available	£27,575 - £109.250	TBC	Included
Café/ Restaurants & Kitchen	Ground	TBC	Available	TBC	included	included

AVAILABILITY

LEASE

Available by way of a new lease or license direct from the Landlord.

TIMING

Available immediately.

CONTENT

View on our website



RATES

Included

VAT

VAT is applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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